

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

August 10, 2017

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:05 PM at the GCHOA Clubhouse located at 1212 North Juniper, Chandler, AZ 85226. Meeting called to order by President Heidi Birkholz. Officers in attendance were Heidi Birkholz, Damian Nichols, Keith Brandt and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: June meeting minutes were approved.

Property Management Report – Laurie Roberts

Landscaping/Grounds:

- Greenbelts are being well maintained and the Landscaper has replaced plants at no cost near the pools and a dripline located near McClintock Road was repaired.
- Some common walls have been repaired, due to age and water damage. More block repairs were needed then was anticipated.

Pools:

- A large bee hive was discovered and removed from the south pool pump room.
- The south pool floor refinishing is complete, cost was \$1,250.
- During the south pool refinishing, it was discovered that there are large areas of missing cool deck. Three quotes for this repair have been obtained, they are as follows: \$28,000, \$13,000 (these prices include total refinishing) and \$2,338 for repairs only.
- The north pool restroom privacy lock has been tampered with and damaged and will need future repairs.
- The north pool also has large areas missing cool deck. Quotes for total refinishing were obtained, one for \$26,000 and a quote for repairs only at a cost of \$1,740.
- North pool area in need of repainting, painter to be contacted.

A motion was made by Damian Nichols to move forward with repairs only to the north and south pool cool decks, all members present approved. Total cost will be \$5,145.

Treasurer’s Report – Treasurer Ray Hudock (absent)

- Cash Balance \$114,683.14
- Reserve Balance \$126,601.49
- Total Assets \$241,284.63
- Pre-Paid \$35,322.18

Contract Report - Contract Manager - Keith Brandt

- All Vendor contracts have been received and are under review and no increase have been noted.

Architectural Control Committee Report – Ray Hudock (absent)

- A request has been submitted to set up a mobile sun shade screen awning in the front of a house. The request is still under review.

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New Business:

- Reminder, next meeting (October 19th) will be a budget meeting.
- Garage Sale will be on November 4th, beginning at 7:00 AM, Signs and Banners will be displayed.

There being nothing further to discuss, the meeting adjourned at 7:33 PM.

President: Hidi Buzarsy Date: 10-19-17

Secretary: Susan Nichulli Date: 10-19-17