

# **MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS**

February 15, 2018

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:00 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, Ray Hudock and Susan Nicholls. Laurie Roberts of L&B Association, was also present.

Approval of meeting minutes: October meeting minutes were approved.

Homeowner Forum: Homeowners Lisa Castello and Riva presented their ideas and design concept for garage door window inserts. Homeowners report recently installing dual paned windows in their home and a new garage door. These upgrades were approved by the ACC Committee. However, their request for garage door window replacement inserts, are not the currently approved design. Board President, Heidi Birkholz shared that it’s the Boards job to comply with the original CC and R’s while maintaining the integrity of the neighborhood. Heidi recommends, with the absence of two Board Members that it would not be appropriate to make a decision at this time. The Board will share the Homeowner’s request with the absent board members and a decision will be made. The homeowners will be notified of the Boards decision.

Property Management Report – Laurie Roberts

Laurie reports the 2017 tax information has been delivered to the accountant and cash reviews will be completed by June 30<sup>th</sup> as required by law.

Landscaping/Grounds:

- The grass in the greenbelts looks good.
- Annual tree trimming and olive tree spraying to be scheduled. The budget for these procedures is \$7,800.00.

Pools:

- The south pool gate was in need of adjustments, so it could be padlocked when necessary.
- Minor repairs to the north pool iron fence were performed and completed.
- The north pool and spa permit have been paid.
- Painting of the south pool building and fencing has been budgeted. The budget is \$5,000.00.

Misc.:

- The north pool bathroom sink and toilet were vandalized. This caused water to seep into the Clubhouse carpets, which in turn had to be professionally cleaned. The sink and toilet were repaired as well.
- Homeowner near the south pool reports kids jumping over the fence at night. Police have been notified and will perform frequent patrols to the area.

A motion was made to move forward with painting of the south pool building. All board members are in agreement. The colors selected are Weathered Brown for the trim and Adobe Tan for the base.

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February 18, 2018

Treasurer's Report – Treasurer Ray Hudock - January 2018

- Cash Balance \$119,076.72
- Reserve Balance \$142,322.70
- Total Assets \$261,399.42
- Pre-Paid \$47,821.22

Contract Report - Contract Manager - Keith Brandt (absent)

- All Vendor contracts are in order.

Architectural Control Committee Report – Ray Hudock

- Numerous request received, including gate replacements, garage door inserts, and installation of an additional front door, window replacements and a large home addition.

New Business:

- Next meeting will be held April 19, 2018

There being nothing further to discuss, the meeting adjourned at 7:50 PM.

President: Debi Perkin Date: 4-19-2018

Secretary: Susan Nicholls Date: 4-19-18