

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

April 19, 2018

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:02 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, Keith Brandt and Susan Nicholls. Laurie Roberts of L&B Association, was also present.

Approval of meeting minutes: February meeting minutes were approved.

Homeowner Forum: Homeowner Thomas Kedziora of west Corona Court was in attendance. Mr. Kedziora presented his request to install Window Awnings on both the west and east sides of his home, behind the fence. Awning color is true brown & linen. The homeowner has completed the appropriate documents to the ACA for approval. The Board will discuss the Homeowner’s request and a decision will be made. The homeowner will be notified of the Boards decision.

Property Management Report – Laurie Roberts:

Laurie confirmed the 2017 taxes were filed, and the payment due to the Federal Government is \$54.00 and \$50.00 to the State of Arizona.

Landscape and Grounds:

- The grass in the greenbelts is in transition from Winter to Summer and should improve shortly.
- Annual tree trimming and olive tree spraying has been completed.

Pools:

- New chairs have been purchased and placed at both pool areas. Tables have not been purchased yet, as Laurie is searching for a round plastic style, at a reasonable price.
- The south pool is on schedule to be repainted within the next two weeks. The pool will be closed during this process.

Misc.:

- Roof rats have been sited at the Clubhouse. The pest control company has been called to set bate traps.
- Garage door discussion to continue.
- Next meeting is June 21, 2018

Treasurer’s Report – Treasurer Ray Hudock: March 2018

• Cash Balance	\$125,140.47
• Reserve Balance	\$145,779.55
• Total Assets	\$270,920.02
• Pre-Paid	\$44,909.22

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Contract Report - Contract Manager - Keith Brandt:

- All Vendor contracts are in order.

Architectural Control Committee Report – Ray Hudock:

- Numerous request for change have been received, including window replacement, garage door inserts, and window awnings.

New Business:

- Due to the limited style of approved garage door window inserts available and a recent homeowner request for approval of a different insert style, the Board unanimously agreed to update and increase the current selection. With that said, five (5) additional options will be added to the approved list of inserts. This information will be distributed to all homeowners via the Greater Corona Homeowners Association website.

There being nothing further to discuss, the meeting adjourned at 8:10 PM.

President: Heidi Binkley Date: 6-21-18

Secretary: Susan Nicholls Date: 6-21-18