

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Annual Meeting

December 5, 2017

The Annual meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:07 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: President Heidi Birkholz announced there was a Quorum with the absence of one board member and a motion was made to approve the 2016 annual meeting minutes.

Introduction: The Board of Directors were introduced by President Heidi Birkholz, as well as Laurie Roberts, Property Manager.

Financial Report - Treasurer - Ray Hudock (absent)

Report was given by Vice President - Damian Nichols

Reported on the present 2017 budget as well as the upcoming 2018 year in detail.

Year in Review – President – Heidi Birkholz

The 2017 year was largely devoted to maintaining the buildings and grounds without any major expenses. The following issues were addressed this year:

- The tradition of over seeding the greenbelts was continued and the cost was subsidized with funds saved by practicing water conservation.
- Tree trimming continued and trees were replaced as need.
- Common wall repairs and painting were addressed in sections, as well as the wall along the south park walkway, which was in much need of repair.
- Repairs were made to the decks of both pools in addition to pool equipment repairs, due mostly to age.
- Vandalism increased this year and the pool restrooms seemed to be the main target. Miscellaneous repairs were in order and completed.

Again, this year's goal was to transfer funds to the reserve account to ensure the account would continue to build for the much needed future repairs/replacement of the tennis courts. Initial conceptual design costs were obtained for replacement at \$110-120K. Design has not been set at this date.

2018 Plans:

The overall goal of 2018 is to build the reserve account to a level that either replacing or rebuilding the tennis court can be accomplished as soon as possible. Discussions will be held on what type of replacement court would be best for the community, i.e. sport court, single or double court, etc. Community members will be included via survey to collect their ideas and input.

Contract Report - Contract Manager - Keith Brandt - Contracts have been renewed with the following vendors: Aztec Landscape, Sundance Pool Service and L & B Property Association. Contract rates to remain the same.

Architectural Control Committee Report - Chairman - Ray Hudock (absent)-

The committee strives to maintain architectural continuity throughout the community by adhering to the original CC & R's, while realizing the possibility of updating the nearly thirty-year-old document. This has been achieved with the following:

- Standardizing and updating the color palette
- Establishing roof types and colors
- Establishing Mailbox specifications and standards

Garage Door replacement and the need to adhere to standards remain an enforcement challenge.

Homeowner Forum:

- Homeowner Adrian inquired about the future of the tennis courts, shared the suggestion of a neighborhood dog run.
- Homeowner Debbie shared the idea/request for a playground
- Homeowner Yvonne shared the need for neighbors to pick up dog droppings, especially when they are left on the lawns of others.

Election of 2018 Board Members:

Heidi Burkholz - President, second year of a four- year term

Damian Nichols - Vice President, re-elected for a three- year term

Treasurer – Ray Hudock, second year of a four-year term

Contract Manager- Keith Bandt, second year of a four-year term

Secretary- Susan Nicholls, second year of a four-year term

President Heidi concludes and thanks everyone for attending and for their input.

There being nothing more to discuss, the meeting adjourned at 7:59PM.

President: Heidi Burkholz Date: 12-4-18

Secretary: Susan Nicholls Date: 12-4-18