

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

October 18, 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, Damian Nichols, Keith Brandt and Susan Nicholls. Laurie Roberts of L&B Association, was also present.

Approval of meeting minutes: August meeting minutes were approved.

Homeowner Forum: Homeowner Brent XXXX of west Gail Drive was in attendance. Mr. XXXX presented his concern regarding a feral cat problem in his area and asked if there is anything the HOA can do assist with removal of the cats. After much discussion, the Board agreed that this is not an HOA matter, however agreed to post and share the issue in the community newsletter along with the City of Chandler contact information and feral cat removal options.

Property Management Report – Laurie Roberts:

Landscape and Grounds:

- Recent storms created an abundance of runoff overload, which lifted the north park well cover off and caused some minor damage to trees. Winter over seeding was completed in the grassy areas.
- Recently approved (Red Push) trees will be planted in the south park once the winter seed has germinated.

Pools:

- South pool lights were replaced.
- The North pool restroom was vandalized, and two outdoor lights were smashed. The restroom walls were covered with graffiti. Feces and urine were smeared on the walls and floor, and trash was scattered about the patio area. All issues were cleaned up by the Management Company and a report was filed with the Chandler Police.

Clubhouse:

- The Fireplace mantel was repaired, and step guards and handrails were installed.
- After a recent clubhouse rental, management was notified of a roof leak in the restroom. An AC repairman determined that the leak was due to a clogged condensation line. While in the attic repairing the line, the technician noticed an abundance of rat feces. Once the attic dries out from the leak, a Handyman will be called to replace the damaged insulation and remove the rat droppings.

Misc.:

- Annual meeting notice and tennis court remodel suggestions will be announced.
- The community garage sale is scheduled for November 3, 2018. Banners and signs will be posted accordingly.
- 2019 Budget to be discussed.
- Next regular board meeting will be on February 21, 2019.

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

October 18, 2018

Treasurer's Report – Treasurer Ray Hudock: September 2018

- Cash Balance \$90,141.03
- Reserve Balance \$159,782.01
- Total Assets \$249,923.04
- Pre-Paid \$28,179.22

Contract Report - Contract Manager - Keith Brandt:

- Contracts have been extended for another year and no increases have been noted.

Architectural Control Committee Report – Ray Hudock:

- Numerous requests for change have been received, including rain gutters and front door replacements.

New Business:

- Discussions pertaining to the tennis court remodel continue. Laurie Roberts will contact the attorney to confirm CC&R legalities and the community will be updated.

There being nothing further to discuss, the meeting adjourned at 8:38 PM.

President: Heidi Burdick Date: 2-21-19

Secretary: _____ Date: _____