

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

February 21, 2019

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:09 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 and Susan Nicholls. Laurie Roberts of L&B Association, was also present.

Approval of meeting minutes: October 2018 meeting minutes were approved.

Homeowner Forum: Homeowners Matt Tomory and Kari Ballard, both of west Jasper Drive were in attendance. Mr. Tomory presented his concern regarding speeding drivers on Jasper Drive. Mr. Tomory shared his procedure for attaining the City of Chandler to conduct a traffic study, with the prospect of obtaining installation of speed bumps. Unfortunately, the City's current test results indicate that there is not enough traffic on Jasper Drive to warrant the install of speed bumps, at their expense. Mr. Tomory has reached out to the Board to assist with the cost of installing speed bumps on Jasper Drive. During further discussion, the board explained that they could not fund the campaign for speed bumps with HOA funds. However, Board President Heidi Birkholz recommended a motion to support Mr. Tomory and his campaign to continue the request to the City, by including authorized Board Member Signatures. This campaign will continue with the request to install speed bumps or alternate speed deterrents on Jasper Drive.

Property Management Report – Laurie Roberts:

Landscape and Grounds:

- Water usage has been reduced to the grass areas, due to the recent rains.
- Annual tree trimming to begin soon and will include the trees along Ray road at the south park. This additional trimming has been budgeted.

Pools:

- Pools continue to be vandalized and the installation of electronic locks on the restroom doors has been recommended, if the vandalism continues.
- Meanwhile, restroom doors have been adjusted to shut properly. Additional repairs to the south pool storage room door were performed as well.
- The north pool motor is not operating correctly and may need to be replaced. Laurie will explore repair options.

Clubhouse:

- A new door sweep was installed on the clubhouse south door. Since this install, there have been no noticeable signs of roof rats.

Misc.:

- Laurie will send out the Survey for Capital Improvement to all homeowners via email.
- Next regular board meeting will be on April 18, 2019.

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## Treasurer's Report – Treasurer Ray Hudock: January 2019

- Cash Balance \$113,310.58
- Reserve Balance \$170,431.03
- Total Assets \$283,741.61
- Pre-Paid \$46,361.93

## Contract Report - Contract Manager - Keith Brandt: (Absent)

## Architectural Control Committee Report – Ray Hudock:

- Request for changes have been received, including room additions, and window replacements. Two homeowners have volunteered to become members of the ACC. Please welcome Michelle and Lucy.

## New Business:

- Discussions pertaining to the Capital Improvement/Tennis Court remodel continue. Laurie should have the results of the survey back for the next scheduled Board Meeting.

There being nothing further to discuss, the meeting adjourned at 8:22 PM.

President: Heidi Buehler Date: \_\_\_\_\_

Secretary: Susan Nicholls Date: 4.18.19