

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

April 18, 2019

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:05 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: February 2019 meeting minutes were approved.

Homeowner Forum: No Homeowners were in attendance.

Property Management Report – Laurie Roberts:

Landscape and Grounds:

- Bids are being evaluated for the annual tree trimming, which will begin soon.
- The granite that outlines the south end of the north park will be replenished soon. estimated cost \$2485.00.
- A block wall located in the north park is showing considerable wear and developing holes. Repairs may include filling holes with stucco or possible replacement of block panels, followed by painting. Homeowners will be reminded to monitor the spray of their sprinklers.

Pools:

- The south pool was closed briefly, as it failed inspection. This was due to a pump malfunction. It was noted by the City Pool Inspector that the Pool Rules signs need to be updated to include new city regulations. New signs to be purchased and installed.
- Repairs will be made to both pools, north pool spa dam is in need of grout work and the south pool is in need of a few replacement tiles.
- The north pool spa motor is not operating correctly and may need to be replaced. Laurie will explore repair/replacement options.
- Due to the frequency of vandal break-ins, new electronic locks will be installed on both pool restroom doors. Laurie will research best pricing.
- New pool furniture to be purchased for both pools. The total budget is \$600.00.

Clubhouse:

- Clubhouse and carpets to be cleaned soon before the busy summer traffic.

Misc.:

- 2018 taxes were completed.
- Capital Improvement/Tennis Court surveys were received and reviewed and will be revised to represent homeowner input. A revised survey will be distributed to all homeowners to obtain a majority vote.
- Next regular board meeting will be on June 20, 2019.

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Treasurer's Report – Treasurer Ray Hudock: January 2019

- Cash Balance \$118,769.44
- Reserve Balance \$175,756.39
- Total Assets \$294,525.83
- Pre-Paid \$ 42,593.22

Contract Report - Contract Manager - Keith Brandt: Contracts are in compliance

Architectural Control Committee Report – Ray Hudock:

- Request for architectural changes have been received, these include; window replacements, pavers, RV gates, and a request for stucco replacement/refinish on a home.

New Business:

- Discussions pertaining to the Capital Improvement/Tennis Court remodel continue. The survey will be reformatted to represent homeowner input. The revised survey will be distributed to all homeowners for final input and once received an approved plan will be implemented.

There being nothing further to discuss, the meeting adjourned at 7:39 PM.

President: Hedi Burleson Date: 6-20-19

Secretary: Susan McNoll Date: 6-20-19