

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

June 20, 2019

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:03 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: April 2019 meeting minutes were approved.

Homeowner Forum: Homeowners in attendance were, Yvonne Reinink, Marlene Brady, Laura Apostol, Fred Gardea and Melanie Gordon. All homeowner shared the same concern, which was related to deteriorating block walls. This includes block walls between homes and walls on the exterior of the development (street and greenbelt facing). Laurie Roberts shared per CC&R documents that interior shared wall repairs are the responsibility of homeowners. Should any disputes pertaining to repairs arise between homeowners, a formal dispute form can be submitted to the Architectural Committee for review. Repairs related to community exterior wall repairs are the responsibility of the Homeowners Association. Many of these exterior walls are on schedule for repairs and repainting.

Property Management Report – Laurie Roberts:

Landscape and Grounds:

- Annual tree trimming has been completed.
- The granite gravel that outlines the south end of the north park is scheduled to be replenished soon. The estimated cost is \$2,485.00.
- 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. All exterior walls are on schedule for a new coat of paint and will be painted with Dunn Edwards color - Baked Potato. Meanwhile, homeowners will be reminded to monitor the spray of their sprinklers near common interior and exterior block walls.

Pools:

- The south pool received many late night and after hour visitors. The Police were called several times to check things out. The only damage noted was to the spa handrail, which had to be replaced. Also left behind by visitors was a lot of uncontained trash.
- New signs have been installed with the updated rules, per MCES. Additional signs have been ordered to replace the signs at both pool entrance gates.
- Bids have been received for lock replacement at both pools. Additional information pertaining to the quotes has been requested by board members. Board member Damian Nichols to discuss specifications with the vendor.

Misc.:

- The 2018 cash review is complete. No discrepancies noted.
- Next regular board meeting will be on August 15, 2019.

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

- Cash Balance \$126,259.43
- Reserve Balance \$181,090.09
- Total Assets \$307,349.52
- Pre-Paid \$ 42,481.22

Contract Report - Contract Manager - Keith Brandt: (absent). Contracts up for renewal in August.

## Architectural Control Committee Report – Ray Hudock:

- Request for architectural changes have been received, these include; window replacements, pavers, and a request for solar panel installation.

## 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 8:32 PM.

President: Hadi Birkney Date: 8/15/19

Secretary: Susan Nicholls Date: 8-15-19