

GREATER CORONA HOMEOWNERS ASSOCIATION  
OPEN BOARD MEETING MINUTES  
October 17, 2019

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. Laurie Roberts of L&B Association was also present.

Approval of meeting minutes: August 15, 2019 meeting minutes reviewed. Damien motioned for approval. Ray 2<sup>nd</sup>. Minutes approved.

Homeowner Forum:

- Owner present to discuss violation letter. Advised of A.R.S. Sections 33-1804 and chose to stay in open session. Violation letter was for the color of his garage door. Garage door is a new door and does not match the base or trim color of the home. Owner’s position was that the door matched “close enough”. Board discussed and agreed that owner would have 30 to repaint garage door to match base or trim color of home or 90 days if he choose to repaint the entire home.

Treasurers Report: As of September 30, 2019 Cash account was \$94,647.41. Reserve account \$191,769.29. Total Assets \$28,046.22. Pre-Paid Dues \$28,046.22

Property Management Report – Laurie Roberts:

Old Business

Tennis Court Survey:

- Results from survey are still coming in. As of this date it is two to one in favor of making the tennis court area into a sport court. Management asked to update bids to have ready as information at the Annual Meeting.

Landscape and Grounds:

- Scalping will begin shortly for winter grass over seeding.
- Landscaper present bid to replenish granite and plants at the clubhouse entrance and north side.

Painting:

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- Bids reviewed for painting Lakeshore wall, common walls and Clubhouse/pool area. Metzgers Painting was selected. Management to meet on site with Metzgers and go over final details. Asked to get bid to repaint entrance signs if possible. Wall color to be Dunn Edwards Baked Potato.

Security:

- Discussed security upgrades at both pools. Damian will reach out to University Locks to go over bid.

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New Business

Pools:

- South spa heater and filter have failed. Board approved to replace with a new pool filter at \$1435.59 and a new Pro Series heater with a three year warranty. Cost \$4051.89.
- New pool sign language reviewed and approved with changes. Ordering 3 at \$90 each.

General:

- Garage sale date is November 9<sup>th</sup>. Susan will place out signs.
- 2020 budget reviewed and approved. No 2020 dues increase.

Contract Review: Nothing to report.

Architectural Control Report:

- Reviewed and approved new window install, garage door style, garage addition, front yard landscape change.

Being no further business to discuss, meeting was adjourned at 8:37 PM

Respectfully submitted by Laurie Roberts, Community Mgr.

President:\_\_\_\_\_ Date:\_\_\_\_\_

Secretary:\_\_\_\_\_ Date:\_\_\_\_\_