

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Annual Meeting

December 4, 2018

The Annual meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:07 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, Damian Nichols, Keith Brandt and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: President Heidi Birkholz announced a quorum due to the absence of one board member and called the meeting to order at 7:12 PM.
A motion was made to approve the December 2017 meeting minutes.

Introductions: President Heidi Birkholz introduced the 2018 Board Members, excluding Treasurer Ray Hudock (absent) and Laurie Roberts of L&B Association.

Financial Report – Ray Hudock - Treasurer (absent)
Report was given by Vice President - Damian Nichols

President Report – Heidi Birkholz – Review and Highlights of the year:

The 2018 year was largely devoted to maintaining the buildings and grounds without any major expenses. The following issues were addressed this year:

- One of the more pressing issues was to replace the electrical wiring and light poles at the south pool/spa area, which had corroded due to age. The lights were updated to LED lighting fixtures.
- The south pool building was repainted, inside and out and new anti-slip flooring was installed.
- New shade trees were planted at the south park area.
- Updated new garage door window insert styles were added to the list of approved replacements and are posted on the website, www.Lbhoa.net.
- Controlling and repairing vandalism at the pool area is an ongoing issue. If you see something, please say something.
- Numerous feral cats have been sighted residing in our community. Please do not encourage the feeding or housing of feral cats. If you want information on the best practices to control feral cats residing in our area, visit the website for the Animal Defense League of Arizona or log onto our website www.Lbhoa.net for more information.

Proposed 2019 Projects –

The Greater Corona Community is a mature 35 years old and as our community ages, we face an increasing amount of maintenance and replacement costs. Our tennis courts have exceeded their life expectancy by 15 years and it's time to consider a total remodel or replacement at a cost that may exceed \$130,000.

In the future, the Board will mail a questionnaire/survey to each homeowner to obtain their opinion on what they feel, as an owner, is the best option for our community regarding the tennis court project.

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Contract Report - Contract Manager - Keith Brandt

- Contracts have all been renewed. No increases have been noted and current Vendors are responsive and consistent with the services they provide.

Architectural Control Committee Report – Ray Hudock (absent)

- Current request were for garage door replacements and roof repair/replacements.

Homeowner Forum:

Homeowner shared frustration towards the current feral cat issue in his area and yard and is seeking information and assistance from other homeowners to eliminate and/or control this issue. As other homeowners share similar concerns, the group decides to form a task force to move forward with a plan to control and improve the current situation.

Homeowner Lucy Ridgeway shared her desire to become more active in the community and reports she would like to serve on the board, in any currently open position. The Board is welcoming to Ms. Ridgeway and suggest she may want to start by volunteering on the Architectural Committee.

- Reminder, next meeting will be February 21, 2019.
- Discussions to continue for community capital improvement projects for 2019.

Election of 2019 Board Members:

Heidi Birkholz - President, third year of a four-year term

Damian Nichols - Vice President, second year of a three-year term

Treasurer - Ray Hudock -third year of a four-year term

Contract Manager - third year of a four-year term

Secretary – Susan Nicholls -third year of a four-year-term

President Heidi concluded the meeting and thanked everyone for attending and for their input.

There being nothing further to discuss, the meeting adjourned at 8:11 PM.

President: Heidi Birkholz Date: 12-3-19

Secretary: Susan Nicholls Date: 12.3.19