

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

August 15, 2019

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 6:55 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: June 2019 meeting minutes were approved.

Homeowner Forum: No Homeowners were in attendance.

Property Management Report – Laurie Roberts:

Landscape and Grounds:

- Landscaper is maintaining the north park greenbelt by treating and removing weeds, all other common grassy areas are looking good.
- A bid has been received for the repair/repaint of the eroding south walls located in the north park. A request for a revised bid has been submitted which includes detail pertaining to additional repairs/repaint needed on Lakeshore Drive.
- Dunn Edwards will assist in obtaining separate painting bids from vendors. The project will include repainting of all exterior block walls and the clubhouse exterior trim. The Clubhouse painting could include the interior and exterior trim.
- All raised and uneven sidewalks have been repaired via grinding to level.

Pools:

- Missing tiles have been replaced on the spa dam at the north pool and the tiles were thoroughly cleaned. A new hose bib lock was installed at the south pool, as homeowners were using the water to supply their slip and slides in the green belt.
- The installation of signs at both pool entrance gates, indicating revised pool rules are complete.
- An iron panel was repaired at the north pool and a light was replaced due to vandalism.
- Specifications are still under review for replacement of an upgraded lock system for both pools.

Misc.:

- Senate Bill 1531 passed and becomes effective January 1, 2020. This bill states that Homeowner Associations can no longer mail annual coupon books and instead must send out monthly statements. Unfortunately, this will create extra cost for the Association.

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

- Cash Balance \$116,225.09
- Reserve Balance \$186,427.72
- Total Assets \$302,652.81
- Pre-Paid \$ 37,151.22

Contract Report - Contract Manager - Keith Brandt: (absent). Contracts up for renewal this month. No request for increases noted from the Pool or Landscape Vendors. L & B Association reports a slight increase in transfer disclosures fees.

## Architectural Control Committee Report – Ray Hudock:

- Request for architectural changes have been received, these include; window replacements, and a request for a garage remodel to add additional square footage.

## New Business:

- A revised and final Tennis Court Replacement Survey will be distributed to homeowners via the annual mailing postcard. Homeowners will be directed to cast their vote online at <http://www.surveymonkey.com/r/coronatenniscourts>.
- Next regular board meeting will be on October 16, 2019.

There being nothing further to discuss, the meeting adjourned at 8:05 PM.

President: Heidi Burleson Date: 10-17-19

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