

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

February 20, 2020

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, Keith Brandt, and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of meeting minutes: October 2019 meeting minutes were approved.

Homeowner Forum: Homeowners in attendance were representing the Gardens Community to discuss the ongoing feral cat issue. Homeowner Brent reports the problem with feral cats continues and in fact has gotten worse. Homeowners are concerned about neighbors feeding the cats and suggest that the food being provided is attracting and sustaining the cats. The homeowners proposed that the HOA make an amendment to the CC & R’s which would prohibit homeowners from feeding feral cats. Board President Heidi Birkholz suggest the HOA seek legal advice to see if this request can be fulfilled. Additionally, as discussed at a meeting earlier in the year, Laurie Roberts reminded the homeowners of the Catch and Release Grant Program available thru the City of Chandler.

Homeowner Mr. A. received a letter of notice, stating that his home was missing garage door inserts. Mr. A. initiated a robust discussion about garage door inserts and after an update from the Board of the CC& R’s, the homeowner left the meeting declaring the rule was “Bullshit”.

Treasurer’s Report – Treasurer Ray Hudock: January 2020

- Cash Balance \$86,399.21
- Reserve Balance \$202,466.86
- Total Assets \$288,866.07
- Pre-Paid \$ 45,056.92

Presentation by Elite Sports Builders- Tennis Court Proposal –

Representatives Chris and Jason from Elite presented the project, which included specifications, cost and timeline. After further discussion with the Board, a couple of changes were made. The proposal will be revised and submitted to the Board for approval and official signature. Construction to begin no later than the end of March.

Property Management Report – Laurie Roberts:

Landscape and Pools:

- Landscaper is maintaining all common grassy areas as needed.
- Old Palm tree near the south pool was trimmed.
- North pool light required replacement of a sensor.
- Greenbelt fence line needs replacement granite. A motion was made and approved for this project.

Contract Manager Report – Keith Brandt: Contracts in order and operating smoothly.

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Architectural Control Committee Report – Ray Hudock:

- Requests received and approved for roof tile replacement, landscaping and new windows.

New Business:

- Discussion will continue pertaining to the upgrade and replacement of locks on the gates. Ideas for security devices, possibly cameras to be explored as well.
- Next regular board meeting will be on April 16, 2020.

There being nothing further to discuss, the meeting adjourned at 9:02 PM.

President: Heidi Birkholz Date: 4-20-2020  
via phone conference motion

Secretary: Susan Nicholls Date: 4-20-2020  
via phone conference motion