

Greater Corona Homeowners Association
Annual Meeting of Homeowners
December 1, 2020
Zoom Meeting
<https://us02web.zoom.us/j/87439260856> Meeting ID: 874 3926 0856

AGENDA

- I. Call to order
- II. Approval of 2019 Annual Meeting Minutes
- III. Introductions
 - a. 2020 Greater Corona Board of Directors
 - b. Greater Corona Property Manager
Laurie Roberts – L&B Association Consultants, L.L.C.
- IV. Financial Report - Ray Hudock – Treasurer
 - a. Current position 2020 Budget
 - b. 2021 Budget
- V. Contract Review
- VI. ACC Report
- VII. Current Business
 - a. Year in review
 - b. Capital Improvement Projects
 - c. Repairs
- VIII. Homeowner Forum (open floor – 5 minute limit may be imposed)
- IX. Elections of 2020 Board Members
 - a. Known Candidates from write in Ballots
 - b. Candidates' Statements
 - c. Voting
 - d. Announcement of results
- X. Meeting Adjournment

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Annual Meeting

December 3, 2019

The Annual 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, Damian Nichols, Ray Hudock and Susan Nicholls. Laurie Roberts, L&B Association, was also present.

Approval of meeting minutes: President Heidi Birkholz announced there was a Quorum with the absence of one board member and a motion was made to approve the December 2018 meeting minutes.

Introductions: President Heidi Birkholz introduced the 2019 Board Members, excluding Contract Manager, Keith Brandt, who was absent and Laurie Roberts of L & B Association.

Financial Report: Ray Hudock, Treasurer

Ray reviewed the current budget as well the upcoming 2020 year in detail.

Contract Report: Heidi Birkholz, President

All contracts have been renewed and a slight increase was approved for the Landscape contract.

Architectural Control Committee Report: Ray Hudock

Many architectural changes were received and approved during the year. The request included, RV gates, window replacement, solar panels, courtyard walls, landscape changes and room additions. When reviewing homeowner request, the committee makes every effort to maintain integrity of properties throughout the community.

President’s Report – Heidi Birkholz – The Year in Review

The Greater Corona Community is a mature 35- year -old community and we all want to be proud of the neighborhood we call our home. Following are some of the issues we addressed this year:

- Exterior common wall and north pool/clubhouse have been repainted.
- Sidewalks and pathways throughout the community were ground down to prevent tripping hazards.
- Upgraded plants & granite at the north pool area were replaced and electrical lines were repaired.
- Controlling and repairing vandalism at the pool areas is an ongoing issue. If you see something report it. We are researching the idea of installing new locks and camera systems.
- Tennis Court capital improvement surveys were distributed and received. The survey resulted in most homeowners approving a replacement of a Multi-Purpose Sport Court. Court to include, one (1) tennis court, (2) pickleball courts, and one (1) 1/2 Basketball Court. Bids will be evaluated, and the project should begin in the Spring.

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

Annual Meeting

December 3, 2019

Homeowners Forum:

Homeowners inquired about Association Rules pertaining to structures being built without permits and a review of height restrictions above fence lines was shared.

Homeowners had concerns about excessive dog barking and asked if there were any HOA restrictions.

Homeowners had questions pertaining to status of the Tennis Court capital improvement project.

Homeowners thanked the Board Members for doing a good job.

Election of 2020 Board Members:

Election results: Susan Nicholls was re-elected and accepted another term as Board Secretary.

Ray Hudock was re-elected and accepted another term as Board Treasurer.

Heidi Birkholz – President, second year of a four-year term

Damian Nichols – Vice President, third year of a three-year term

Keith Brandt – Contract Manager, fourth year of a four-year term

There being nothing further to discuss, President Heidi concluded the meeting and thanked everyone for attending.

The meeting was adjourned at 7:55 PM.

President: _____ Date: _____

Secretary: _____ Date: _____

Greater Corona Homeowners Association

Balance Sheet
As of 12/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1011	CAB-Operating Acct	70,998.10			70,998.10
1071	CAB-Reserves		199,790.33		199,790.33
	TOTAL ASSETS	<u>70,998.10</u>	<u>199,790.33</u>	<u>.00</u>	<u>270,788.43</u>
		=====	=====	=====	=====
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
	Subtotal Current Liab.	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
EQUITY:					
5010	Reserves - Retained Earnings		167,766.77		167,766.77
5510	Operating - Retained Earnings	95,110.18			95,110.18
	Current Year Net Income/(Loss)	(24,112.08)	32,023.56	.00	7,911.48
	Subtotal Equity	<u>70,998.10</u>	<u>199,790.33</u>	<u>.00</u>	<u>270,788.43</u>
	TOTAL LIABILITIES & EQUITY	<u>70,998.10</u>	<u>199,790.33</u>	<u>.00</u>	<u>270,788.43</u>
		=====	=====	=====	=====

Greater Corona Homeowners Association

Balance Sheet
As of 10/31/20

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1011	CAB-Operating Acct	18,478.44			18,478.44
1071	CAB-Reserves		27,183.11		27,183.11
	TOTAL ASSETS	<u>18,478.44</u>	<u>27,183.11</u>	<u>.00</u>	<u>45,661.55</u>
		=====	=====	=====	=====
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
	Subtotal Current Liab.	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
EQUITY:					
5010	Reserves - Retained Earnings		199,790.33		199,790.33
5510	Operating - Retained Earnings	70,998.10			70,998.10
	Current Year Net Income/(Loss)	(67,548.16)	(157,578.72)	.00	(225,126.88)
	Subtotal Equity	<u>3,449.94</u>	<u>42,211.61</u>	<u>.00</u>	<u>45,661.55</u>
	TOTAL LIABILITIES & EQUITY	<u>3,449.94</u>	<u>42,211.61</u>	<u>.00</u>	<u>45,661.55</u>
		=====	=====	=====	=====

Greater Corona Homeowners Association

Income/Expense Statement
 Period: 10/01/20 to 10/31/20

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06310	Dues Income	17,523.92	18,675.00	(1,151.08)	188,937.11	186,750.00	2,187.11	224,100.00
06340	Late Fee Income	90.05	166.00	(75.95)	1,475.25	1,660.00	(184.75)	1,992.00
06343	Statement Fee Reimbursement	.00	85.00	(85.00)	.00	850.00	(850.00)	1,020.00
06345	NSF/Bank Charges	.00	.00	.00	135.00	.00	135.00	.00
06350	Collection Costs Recovered	35.00	.00	35.00	5,457.05	.00	5,457.05	.00
06510	Transfer Fees	600.00	.00	600.00	600.00	.00	600.00	.00
06520	Fines	.00	.00	.00	1,930.00	.00	1,930.00	.00
06530	Certified Mail-Recovered	.00	.00	.00	950.00	.00	950.00	.00
06560	Pool Keys	190.00	.00	190.00	1,100.00	.00	1,100.00	.00
06910	CAB Checking Interest Income	1.80	5.17	(3.37)	46.85	51.70	(4.85)	62.00
06999	Transfer to Reserves	(2,600.00)	(2,600.00)	.00	(26,000.00)	(26,000.00)	.00	(31,200.00)
	Subtotal Income	15,840.77	16,331.17	(490.40)	174,631.26	163,311.70	11,319.56	195,974.00
EXPENSES								
General & Administrative								
07010	Management	1,100.00	1,100.00	.00	11,000.00	11,000.00	.00	13,200.00
07011	Accounting	550.00	550.00	.00	5,500.00	5,500.00	.00	6,600.00
07020	Insurance	.00	.00	.00	7,025.00	6,034.00	(991.00)	6,034.00
07140	Audit/Tax Fees	.00	.00	.00	555.00	560.00	5.00	560.00
07160	Legal Fees	.00	26.00	26.00	572.50	260.00	(312.50)	312.00
07161	Collection Costs	.00	265.00	265.00	3,300.30	2,650.00	(650.30)	3,180.00
07250	Bank Charges	10.00	3.00	(7.00)	50.00	30.00	(20.00)	36.00
07260	Postage & Mail	342.10	150.00	(192.10)	1,446.40	1,500.00	53.60	1,800.00
07280	Certified Mail Expenses	15.00	52.00	37.00	510.00	520.00	10.00	624.00
07310	Statement Cost	214.52	134.00	(80.52)	2,191.55	1,340.00	(851.55)	1,608.00
07320	Copies	11.00	13.33	2.33	110.00	133.30	23.30	160.00
07415	Web Site	.00	20.00	20.00	186.93	200.00	13.07	240.00
07420	Property Taxes	.00	.00	.00	5.64	6.00	.36	6.00
07440	State Income Tax	.00	.00	.00	50.00	120.00	70.00	120.00
07450	License & Permits	.00	.00	.00	505.00	1,008.00	503.00	1,008.00
07452	Transfer Fee Expense	300.00	.00	(300.00)	300.00	.00	(300.00)	.00
07460	FOB Access Expense	.00	25.00	25.00	.00	250.00	250.00	300.00
07890	Misc. G & A	.00	.00	.00	116.32	.00	(116.32)	.00
	General & Administrative	2,542.62	2,338.33	(204.29)	33,424.64	31,111.30	(2,313.34)	35,788.00
Landscape								
08510	Landscape Service	3,410.00	3,245.00	(165.00)	34,020.00	32,450.00	(1,570.00)	38,940.00
08511	Common Area Weed	.00	200.00	200.00	2,300.00	2,000.00	(300.00)	2,400.00
08512	Overseeding	8,489.25	8,600.00	110.75	8,489.25	8,600.00	110.75	8,600.00
08513	Sprinkler & Repairs	4,300.00	350.00	(3,950.00)	9,012.00	3,500.00	(5,512.00)	4,200.00

Greater Corona Homeowners Association

Income/Expense Statement
 Period: 10/01/20 to 10/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08514	Landscape Replacement	.00	50.00	50.00	2,676.00	500.00	(2,176.00)	600.00
08515	Trees/Shrubs	.00	684.00	684.00	2,905.00	6,840.00	3,935.00	8,208.00
08516	Storm Damage	.00	80.00	80.00	2,600.00	800.00	(1,800.00)	960.00
08518	Pest Control	50.00	62.00	12.00	700.00	620.00	(80.00)	744.00
08530	Backflow Testing/Repairs	.00	.00	.00	294.42	360.00	65.58	360.00
08540	Tennis Courts	794.95	.00	(794.95)	2,289.90	.00	(2,289.90)	.00
08560	Signs	.00	30.00	30.00	292.44	300.00	7.56	360.00
08570	Mutt Mitts	.00	26.00	26.00	588.01	260.00	(328.01)	312.00
08589	Vandalism	.00	50.00	50.00	.00	500.00	500.00	600.00
08590	Misc. Maintenance	.00	.00	.00	8,715.00	.00	(8,715.00)	.00
08591	Wall/Paint/Repair	.00	25.00	25.00	13,850.00	250.00	(13,600.00)	300.00
	Landscape	17,044.20	13,402.00	(3,642.20)	88,732.02	56,980.00	(31,752.02)	66,584.00
Pools								
08210	Pool Service	845.00	750.00	(95.00)	7,020.00	7,500.00	480.00	9,000.00
08215	Pool Chemicals	762.35	540.00	(222.35)	5,304.41	5,400.00	95.59	6,480.00
08217	Pool Supplies/Restrooms	60.96	20.00	(40.96)	180.48	200.00	19.52	240.00
08229	N. Pool Equip Repairs	105.00	200.00	95.00	884.54	2,000.00	1,115.46	2,400.00
08230	N. Pool Area Repairs	.00	100.00	100.00	1,324.62	1,000.00	(324.62)	1,200.00
08231	N. Pool Vandalism	.00	30.00	30.00	1,853.52	300.00	(1,553.52)	360.00
08232	S. Pool Equip Repair	532.87	230.00	(302.87)	11,879.50	2,300.00	(9,579.50)	2,760.00
08233	S. Pool Area Repairs	.00	50.00	50.00	1,041.51	500.00	(541.51)	600.00
08234	S. Pool Vandalism	.00	50.00	50.00	973.00	500.00	(473.00)	600.00
08237	Pool Furniture	.00	50.00	50.00	.00	500.00	500.00	600.00
08250	Pool Propane	1,336.74	950.00	(386.74)	4,739.19	9,500.00	4,760.81	11,400.00
08285	Clubhouse	.00	100.00	100.00	8,640.03	1,000.00	(7,640.03)	1,200.00
08290	Clubhouse Locks	.00	.00	.00	76.19	.00	(76.19)	.00
08291	Security Systems	500.00	.00	(500.00)	15,385.76	.00	(15,385.76)	.00
	Pools	4,142.92	3,070.00	(1,072.92)	59,302.75	30,700.00	(28,602.75)	36,840.00
Utilities								
08910	Electricity	1,156.81	1,100.00	(56.81)	10,381.51	11,000.00	618.49	13,200.00
08930	Water	5,541.75	3,500.00	(2,041.75)	34,601.63	35,000.00	398.37	42,000.00
08990	Telephone	434.37	.00	(434.37)	708.37	.00	(708.37)	.00
	Utilities	7,132.93	4,600.00	(2,532.93)	45,691.51	46,000.00	308.49	55,200.00
	Total Expenses	30,862.67	23,410.33	(7,452.34)	227,150.92	164,791.30	(62,359.62)	194,412.00
	Operating Profit (Loss)	(15,021.90)	(7,079.16)	(7,942.74)	(52,519.66)	(1,479.60)	(51,040.06)	1,562.00

Greater Corona Homeowners Association

Income/Expense Statement
 Period: 10/01/20 to 10/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
RESERVES								
Reserve Income								
09901	Transfer from Operating	2,600.00	2,600.00	.00	26,000.00	26,000.00	.00	31,200.00
09902	Interest - Reserves	4.91	11.67	(6.76)	299.53	116.70	182.83	140.00
	Total Reserve Income	<u>2,604.91</u>	<u>2,611.67</u>	<u>(6.76)</u>	<u>26,299.53</u>	<u>26,116.70</u>	<u>182.83</u>	<u>31,340.00</u>
Reserve Expenses								
09925	Reserves - Common Walls	.00	1,375.00	1,375.00	.00	13,750.00	13,750.00	16,500.00
09950	Reserves - Clubhouse	.00	916.67	916.67	.00	9,166.70	9,166.70	11,000.00
09955	Reserves - Tennis Courts	.00	11,000.00	11,000.00	183,878.25	110,000.00	(73,878.25)	132,000.00
09958	Reserves - Dry Wells	.00	208.33	208.33	.00	2,083.30	2,083.30	2,500.00
09985	Reserves - Security	15,028.50	.00	(15,028.50)	15,028.50	.00	(15,028.50)	.00
	Total Reserve Expenses	<u>15,028.50</u>	<u>13,500.00</u>	<u>(1,528.50)</u>	<u>198,906.75</u>	<u>135,000.00</u>	<u>(63,906.75)</u>	<u>162,000.00</u>
	Reserve Profit (Loss)	<u>(12,423.59)</u>	<u>(10,888.33)</u>	<u>(1,535.26)</u>	<u>(172,607.22)</u>	<u>(108,883.30)</u>	<u>(63,723.92)</u>	<u>(130,660.00)</u>
	Community Profit (Loss)	<u>(27,445.49)</u>	<u>(17,967.49)</u>	<u>(9,478.00)</u>	<u>(225,126.88)</u>	<u>(110,362.90)</u>	<u>(114,763.98)</u>	<u>(129,098.00)</u>

08515 - Trees/Shrubs	\$684.00	\$684.00	\$684.00	\$684.00	\$684.00	\$684.00	\$684.00	\$684.00	\$684.00	\$684.00	\$684.00	\$684.00	\$684.00	\$8,208.00
08516 - Storm Damage	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00
08518 - Pest Control	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$71.00	\$852.00
08530 - Backflow Testing/Repairs	\$0.00	\$0.00	\$0.00	\$360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$360.00
08560 - Signs	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$360.00
08570 - Mutt Mitts	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$26.00	\$312.00
08589 - Vandalism	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$600.00
08591 - Wall/Paint/Repair	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$300.00
08910 - Electricity	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00	\$13,200.00
08930 - Water	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.33	\$3,333.37	\$40,000.00
08990 - Telephone	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$3,120.00
Total Expense														\$199,752.00
09958 - Reserves - Dry Wells	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.37	\$2,500.00
09985 - Reserves - Security	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$5,000.00
Total Expense	\$15,893.66	\$15,893.66	\$15,953.66	\$16,823.66	\$15,893.66	\$15,893.66	\$15,893.66	\$15,893.66	\$15,893.66	\$22,931.66	\$24,393.66	\$15,893.66	\$15,893.74	\$207,252.00
Community Profit/Loss	\$2,954.84	\$2,954.84	\$2,894.84	\$2,024.84	\$2,954.84	\$2,954.84	\$2,954.84	\$2,954.84	\$2,954.84	(\$4,083.16)	(\$5,545.16)	\$2,954.84	\$2,954.76	\$18,930.00

MEETING BALLOT

There are 5 seats on the Board of Directors for the Greater Corona Homeowner's Association, one (1) of which is to be elected at the Annual Meeting to be held on December 1, 2020. Vote for only one (1) candidate. If you vote for more than one (1) candidate the entire ballot will be voided. Write-In candidates are permitted.

Number of Lots in the Community: 415

Quorum Requirements: 10%

Participation required to meet quorum (including Mail-In Ballots): 42

No nominations or ballots will be taken at the meeting. Ballots must be received no later than noon on December 1, 2020 in order to be counted.

Voting instructions: One (1) vote for each lot owned
One (1) vote per Director (for a total of one (1) vote)

Name	Vote	Name (write-in)	Vote
<u>Damian Nichols</u>	_____	_____	_____
<u>Curtis Easton</u>	_____	_____	_____