

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

June 18, 2020

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:04 PM by President Heidi Birkholz. Due to the current Covid-19 situation, the meeting was held via Zoom conference. In attendance were, Heidi Birkholz, Ray Hudock, Damian Nichols, Keith Brandt and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: April 2020 meeting minutes were approved and signed by Laurie Roberts.

Homeowner Forum: Forum was unavailable for this meeting.

Treasurer's Report: Treasurer, Ray Hudock (May 2020)

- Cash Balance \$85,322.51
- Reserve Balance \$46,803.19
- Total Assets \$132,125.70
- Pre-Paid \$34,735.62

Property Management Report: Laurie Roberts

Landscape/Grounds:

- The landscaper has recommended four (4) Elm trees located in the north park be removed due to age and sickness. Cost to be submitted for removal of the trees. The cost to replace the trees is \$125.00 each.
- During the construction of the new courts, heavy trucks driving over the grassy area damaged irrigation lines. Elite Sport Court to fill in the area with dirt and the landscaper will repair the irrigation lines. After the initial dirt settles, additional fill dirt may need to be added.

Pool Areas:

- The south pool leak and deck repairs were completed. Cost \$4,064.75
- Both pools were drained and cleaned during the lock down.
- Approved lock out dead bolts were installed on both restroom doors.
- Numerous vandalism incidents have occurred at both pools. Damage included, graffiti painted on restroom doors, small holes punched in the drywall, and debris tossed in the pool. Additionally, two exterior lights were replaced, one had been vandalized beyond repair. The second light was changed out to match the damaged light.

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Sport Court Project:

- Elite Sport Court has completed the tennis courts, with the exception of installing the fence guard. The product is on order and once received, will be installed.
- Court rules signs have been printed and will be installed upon opening of the courts.
- The landscaper has submitted a price for placement of an entrance pad to the court openings. The Board has approved a cost of \$700.00. An additional proposal for a granite/curb border to be installed around the courts is being reviewed.

Misc.:

- A new AC unit was approved and replaced at the clubhouse. Cost \$8,495.00. Price includes a wireless thermostat, which will be operable once the internet install is complete. A larger access had to be made in the clubhouse to install the unit. The handyman has repainted this wall. However, the paint is not an exact match and may need to be repainted. This may be done during future clubhouse modifications.
- Bid responses have been received for an upgrade to a lock system for the courts, pools and clubhouse. The Board has reviewed the responses and awarded to Benson Systems for new locks.
- Additional FOB's will be ordered as our supply is nearly depleted.
- The Board has approved a quote provided by Cox Communications as being the most reliable internet provider for our needs.

Contract Review: Keith Brandt, Vendor contracts coming up for annual renewal soon.

Architectural Control Report: Ray Hudock

- Approvals have been made for window replacement, RV gates, landscaping and room additions.

There being no further business to discuss, the meeting was adjourned at 7:50 PM.

President: _____ Date: _____

Secretary: _____ Date: _____