

AGENDA
Greater Corona Homeowners Association
Regular Bi Monthly Meeting

Where: Board Meeting via Zoom
When: Thursday April 15, 2021 7:00 p.m.

Join Zoom Meeting <https://us02web.zoom.us/j/88949346521>
Meeting ID: 889 4934 6521

- I. Call to Order**
- II. Approval of Meeting Minutes – February 18, 2021**
- III. Homeowner Forum (time may be limited to 5 minutes per homeowner)**
- IV. Treasurers Report (*Ray Hudock*)**
 - 1. Year End position
 - 2. Current position
- V. Old Business**
 - 1. Clubhouse Manager Position
 - 2. Misc.
- VI. New Business**
 - 1. Pool Vandalism-cameras
 - 2. Landscape
 - 3. Tree Trimming
 - 4. Misc.
- VII. Contract Review (*Keith Brandt*)**
 - 1. Vendor contract status
- VIII. Architectural Control (*Ray Hudock-Chairman*)**
 - 1. Pending / Approved Cases
 - 2. Separate building discussion

Meeting Adjournment

Closed Session

- I. Approval of Closed Minutes – February 18, 2021**
 - A. Violations
 - B. Collections
 - C. Appeals

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

February 18, 2021

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:02 PM by President Heidi Birkholz. Due to the current Covid-19 situation, the meeting was held via Zoom conference. In attendance were, Ray Hudock, Damian Nichols, Ray Hudock, Heidi Birkholz. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: October 15, 2020 meeting minutes were approved with correction “Also noted is the need for a large trash **can** near the court area” Damian motioned for approval. Ray 2nd. Approved to sign by Laurie Roberts.

Homeowner Forum: No homeowners were in attendance for this Zoom meeting.

Treasurer’s Report: Treasurer, Ray Hudock (Year end and January 2021)

2020 Year End		January 2021	
Cash Balance	\$23,219.31	Cash Balance	\$40,145.72
Reserve Balance	\$32,390.30	Reserve Balance	\$34,994.47
Total Assets	\$55,6410.23	Total Assets	\$75,140.19
Pre-Paid	\$25,259.46	Pre-Paid	\$40,552.46

Property Management Report: Laurie Roberts

Landscape/Grounds:

- Sport court gate problem reported by an owner. Management checked and both gates were working properly.
- Discussed clubhouse managers position. Tabled until clubhouse is opened.
- Board would like a bid to install one new lock on the clubhouse door which can be used by owner who has reserved to clubhouse. Management to get estimate for April meeting.
- Annual tree trimming approved to move forward with. Budget \$8200.
- 20200 financials have been sent to the accountant for tax prep and cash review.
- Management reported children using park slope near clubhouse as a slip and slide. Had landscaper install lock on water spicket to prevent unauthorized water use. Board agreed that slip and slides were not an approved park use. Water issues are a concern for landscapers.

Contract Report: Management reported all contracts are in order.

Architectural Control Committee Report: Ray Hudock

- Approvals have been made for window replacement, pavers, and gates.
- Lot line dispute between two neighbors has been resolve pending completion of new wall being constructed.

- Large Ramada reported as being under construction without being submitted to the ACC prior to commencing project. Owner submitted for review. ACC stipulated approval based on abutting neighbors written approval and a permit acquired. Both must be submitted to the committee within 45 days or approval will be withdrawn.

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

President: _____ Date: _____

Secretary: _____ Date: _____

Greater Corona Homeowners Assn

BALANCE SHEET As of: 03/31/2021 Assets

Account #	Account Name	Total
Asset		
01011	CAB-Operating Acct	\$47,222.92
01071	CAB-Reserves	\$40,203.35
	ASSET TOTAL:	<u>\$87,426.27</u>
	TOTAL ASSETS:	<u><u>\$87,426.27</u></u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES:	\$0.00

Equity

Account #	Account Name	Total
Reserves		
05010	Reserves - Retained Earnings	\$32,390.30
	RESERVES TOTAL:	<u>\$32,390.30</u>
Members Equity		
05510	Operating - Retained Earnings	\$23,219.93
	MEMBERS EQUITY TOTAL:	<u>\$23,219.93</u>
	TOTAL NET INCOME (LOSS):	<u>\$31,816.04</u>
	TOTAL EQUITY:	<u>\$87,426.27</u>
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$87,426.27</u></u>

Greater Corona Homeowners Assn

INCOME STATEMENT

Start: 03/01/2021 | End: 03/31/2021

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
06310 Dues Income	18,978.05	18,675.00	303.05	70,674.17	56,025.00	14,649.17	224,100.00
06340 Late Fee Income	95.00	166.00	(71.00)	404.65	498.00	(93.35)	1,992.00
06350 Collection Costs Recovered	80.00	0.00	80.00	235.00	0.00	235.00	0.00
06510 Transfer Fees	600.00	0.00	600.00	600.00	0.00	600.00	0.00
06520 Fines	0.00	0.00	0.00	168.00	0.00	168.00	0.00
06530 Certified Mail-Recovered	25.00	0.00	25.00	50.00	0.00	50.00	0.00
06560 Pool Keys	135.00	0.00	135.00	135.00	0.00	135.00	0.00
06910 CAB Checking Interest Income	2.34	2.50	(0.16)	6.27	7.50	(1.23)	30.00
06999 Transfer to Reserves	(2,600.00)	(2,600.00)	0.00	(7,800.00)	(7,800.00)	0.00	(31,200.00)
Income Total	17,315.39	16,243.50	1,071.89	64,473.09	48,730.50	15,742.59	194,922.00
Reserve Contributions							
09901 Transfer from Operating	2,600.00	2,600.00	0.00	7,800.00	7,800.00	0.00	31,200.00
09902 Interest - Reserves	4.82	5.00	(0.18)	13.05	15.00	(1.95)	60.00
Reserve Contributions Total	2,604.82	2,605.00	(0.18)	7,813.05	7,815.00	(1.95)	31,260.00
Total Income	19,920.21	18,848.50	1,071.71	72,286.14	56,545.50	15,740.64	226,182.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07010 Management	1,100.00	1,100.00	0.00	3,300.00	3,300.00	0.00	13,200.00
07011 Accounting	550.00	550.00	0.00	1,650.00	1,650.00	0.00	6,600.00
07020 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	6,034.00
07140 Audit/Tax Fees	190.00	0.00	(190.00)	190.00	0.00	(190.00)	560.00
07160 Legal Fees	0.00	26.00	26.00	0.00	78.00	78.00	312.00
07161 Collection Costs	0.00	265.00	265.00	0.00	795.00	795.00	3,180.00
07250 Bank Charges	0.00	3.00	3.00	0.00	9.00	9.00	36.00
07260 Postage & Mail	86.82	133.33	46.51	330.85	399.99	69.14	1,600.00
07280 Certified Mail Expenses	30.00	52.00	22.00	70.00	156.00	86.00	624.00
07310 Statement Cost	209.59	200.00	(9.59)	630.55	600.00	(30.55)	2,400.00
07320 Copies	11.00	13.33	2.33	33.00	39.99	6.99	160.00
07415 Web Site	0.00	20.00	20.00	63.73	60.00	(3.73)	240.00
07420 Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	6.00
07430 Federal Income Tax	62.00	0.00	(62.00)	62.00	0.00	(62.00)	0.00
07440 State Income Tax	50.00	60.00	10.00	50.00	60.00	10.00	60.00
07450 License & Permits	0.00	0.00	0.00	0.00	0.00	0.00	1,008.00
07452 Transfer Fee Expense	600.00	0.00	(600.00)	600.00	0.00	(600.00)	0.00
07460 FOB Access Expense	0.00	25.00	25.00	0.00	75.00	75.00	300.00
07890 Misc. G & A	0.00	5.00	5.00	0.00	15.00	15.00	60.00
General & Administrative Total	2,889.41	2,452.66	(436.75)	6,980.13	7,237.98	257.85	36,380.00
Pools							
08210 Pool Service	585.00	750.00	165.00	1,755.00	2,250.00	495.00	9,000.00
08215 Pool Chemicals	199.24	516.67	317.43	564.72	1,550.01	985.29	6,200.00
08217 Pool Supplies/Restrooms	118.19	20.00	(98.19)	133.44	60.00	(73.44)	240.00
08229 N. Pool Equip Repairs	0.00	200.00	200.00	0.00	600.00	600.00	2,400.00
08230 N. Pool Area Repairs	15.00	100.00	85.00	15.00	300.00	285.00	1,200.00
08231 N. Pool Vandalism	82.84	30.00	(52.84)	82.84	90.00	7.16	360.00
08232 S. Pool Equip Repair	0.00	230.00	230.00	0.00	690.00	690.00	2,760.00
08233 S. Pool Area Repairs	15.00	50.00	35.00	15.00	150.00	135.00	600.00
08234 S. Pool Vandalism	0.00	50.00	50.00	0.00	150.00	150.00	600.00
08237 Pool Furniture	0.00	50.00	50.00	0.00	150.00	150.00	600.00
08250 Pool Propane	2,061.24	900.00	(1,161.24)	5,866.48	2,700.00	(3,166.48)	10,800.00
08285 Clubhouse	0.00	100.00	100.00	0.00	300.00	300.00	1,200.00
08291 Security Systems	0.00	375.00	375.00	1,000.00	1,125.00	125.00	4,500.00
Pools Total	3,076.51	3,371.67	295.16	9,432.48	10,115.01	682.53	40,460.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Landscape							
08510 Landscape Service	3,410.00	3,245.00	(165.00)	10,230.00	9,735.00	(495.00)	38,940.00
08511 Common Area Weed	1,750.00	200.00	(1,550.00)	2,200.00	600.00	(1,600.00)	2,400.00
08512 Overseeding	0.00	0.00	0.00	0.00	0.00	0.00	8,500.00
08513 Sprinkler & Repairs	307.00	350.00	43.00	765.00	1,050.00	285.00	4,200.00
08514 Landscape Replacement	0.00	50.00	50.00	0.00	150.00	150.00	600.00
08515 Trees/Shrubs	0.00	684.00	684.00	0.00	2,052.00	2,052.00	8,208.00
08516 Storm Damage	150.00	80.00	(70.00)	150.00	240.00	90.00	960.00
08518 Pest Control	50.00	71.00	21.00	150.00	213.00	63.00	852.00
08530 Backflow Testing/Repairs	175.00	0.00	(175.00)	175.00	0.00	(175.00)	360.00
08560 Signs	0.00	30.00	30.00	0.00	90.00	90.00	360.00
08570 Mutt Mitts	0.00	26.00	26.00	0.00	78.00	78.00	312.00
08589 Vandalism	425.00	50.00	(375.00)	425.00	150.00	(275.00)	600.00
08590 Misc. Maintenance	150.00	0.00	(150.00)	150.00	0.00	(150.00)	0.00
08591 Wall/Paint/Repair	0.00	25.00	25.00	0.00	75.00	75.00	300.00
Landscape Total	6,417.00	4,811.00	(1,606.00)	14,245.00	14,433.00	188.00	66,592.00
Utilities							
08910 Electricity	1,024.35	1,100.00	75.65	3,196.17	3,300.00	103.83	13,200.00
08930 Water	1,234.95	3,333.33	2,098.38	5,834.10	9,999.99	4,165.89	40,000.00
08990 Telephone	391.11	260.00	(131.11)	782.22	780.00	(2.22)	3,120.00
Utilities Total	2,650.41	4,693.33	2,042.92	9,812.49	14,079.99	4,267.50	56,320.00
Reserve Expenses							
09958 Reserves - Dry Wells	0.00	208.33	208.33	0.00	624.99	624.99	2,500.00
09985 Reserves - Security	0.00	416.67	416.67	0.00	1,250.01	1,250.01	5,000.00
Reserve Expenses Total	0.00	625.00	625.00	0.00	1,875.00	1,875.00	7,500.00
Total Expense	15,033.33	15,953.66	920.33	40,470.10	47,740.98	7,270.88	207,252.00
Net Income	4,886.88	2,894.84	1,992.04	31,816.04	8,804.52	23,011.52	18,930.00