

# **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 2<sup>nd</sup>. 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: \_\_\_\_\_