

MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

April 15, 2021

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:01 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: February 18, 2021 meeting minutes were approved and signed by Laurie Roberts.

Homeowner Forum: Forum was unavailable for this meeting.

Treasurer's Report: Treasurer, Ray Hudock (March 2021)

- Cash Balance \$47,222.92
- Reserve Balance \$40,203.35
- Total Assets \$87,426.27
- Pre-Paid \$39,107.46

Old Business:

- The current Clubhouse Manager would like to continue to manage the Clubhouse. The Clubhouse is currently closed.

New Business:

- The Clubhouse continues to be closed, due to the Covid-19 situation.
- New ideas are being explored for updating the Clubhouse procedures, i.e. managing, deposits, monitoring (cameras) and cleaning. It has been recommended that the outdoor pool areas be monitored by camera as well.

Property Management Report: Laurie Roberts

Landscape/Grounds and Pool Areas:

- Annual tree trimming is on schedule. All Olive trees will be sprayed with a new treatment to minimize the dropping of olives.
- New chairs for the North pool have arrived and distributed throughout the pool area.
- Some Vandalism has occurred in the pool areas. Night Owl cameras will be installed immediately as a inexpensive solution to monitor pool visitors.

Contract Report: Keith Brandt: All Contracts are in order.

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Architectural Control Report: Ray Hudock

- Approvals have been made for house painting, window replacement, and general improvements. A Homeowner has requested to build a detached "out building" in his yard. Request has been denied, as a separate detached structure is not allowed and would exceed the 18" above fence line restriction.

There being no further business to discuss, the meeting was adjourned at 7:47 PM.

President:

*Approved "Zoom"
John Ray Hudock*

Date:

9/2/21

Secretary:

Date: