

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

June 17, 2021

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:00 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 meeting minutes were tabled until the next scheduled meeting, as they were unavailable.

Homeowner Forum: Forum was unavailable for this meeting.

Treasurer’s Report: Treasurer, Ray Hudock (May 2021)

- Cash Balance \$45,036.08
- Reserve Balance \$45,413.84
- Total Assets \$90,449.92
- Pre-Paid \$34,283.00

Old Business:

- New ideas for managing Clubhouse rentals are being explored. Our goal is to streamline the rental process. Meanwhile, the Clubhouse is closed until it is deemed safe to open (due to the Covid-19 situation).

New Business:

- The south pool cameras have been installed. Pool vandalism continues to be a problem. Laurie will monitor the cameras to detract any potential offenders.
- Many light bulbs are in need of replacement at the North pool. Laurie suggest updating to LED lighting. Cost for new lighting has been approved, by the Board.
- The current Clubhouse Rental Agreement is being revised to notify users that the Clubhouse is not cleaned to Covid standards and may include a waiver for users to sign. Discussions will continue for additional revisions and procedures to the agreement. Revisions will be posted prior to the Clubhouse opening.
- The Clubhouse gate will have a manual key leverage lock installed to enter the pools. Installation has been approved by all Board Members.

Property Management Report: Laurie Roberts

Landscape/Grounds and Pool Areas:

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- Tree trimming is complete. A suggestion was made to remove the single large palm tree, located at the south pool. The tree does not provide much in the way of shade and has developed large overgrown roots, which have become a nuisance. Quotes for tree removal will be obtained.

Contract Report: Keith Brandt: All Contracts are in order and are up for renewal in August.

Architectural Control Report: Ray Hudock

- Approvals have been made for window replacement, fountains, RV gates, and general improvements.

There being no further business to discuss, the meeting was adjourned at 7:57 PM.

President: *Approx "Zoom"* Date: *9/2/21*
[Signature]
Secretary: _____ Date: _____