

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

September 2, 2021

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:10 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, and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: April 2021 and June 2021 meeting minutes were read and unanimously approved.

Homeowner Forum: No homeowners were in attendance.

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

- Cash Balance \$18,572.83
- Reserve Balance \$53,232.10
- Total Assets \$71,804.93
- Pre-Paid \$28,614.07

## Old Business:

- Since it has been virtually unused for over a year, the clubhouse will be professionally cleaned for future use.
- The recently installed cameras are working well at discouraging mischievous activity at the pools.
- Lighting at the sport court will be monitored for brightness.

## New Business:

- The clubhouse rental process and agreement have been revised as well as the clubhouse cleaning checklist. Additionally, a new Igloo door lock has been installed and will simplify rental check-in and check-out. Clubhouse manager to be determined.
- Metal signage throughout the community is showing age, via fading and rust. All signage will be replaced with a newer aluminum product and the existing post will be repainted. Cost is minimal for a total of six (6) signs for \$285.00.
- North pool restroom has been updated with the installation of new toilet paper holder, paper towel dispenser and soap dispenser.

## Property Management Report: Laurie Roberts

- Grounds and trees are looking good and will be prepared for upcoming over seeding. The cost of seed has increased significantly and should be a budget item for 2022.
- The north pool was closed briefly due to issues with the main drain cover. Additionally, there is a large chip on the north pool coping in need of repair. Laurie to obtain pricing for repairs.
- South pool needs repairs to the decking and joints. Laurie to obtain bid.

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Contract Report: Keith Brandt: (absent)

- Minor increases have been noticed, due to increased pricing for chemicals for both landscape and pool maintenance.
- Heidi moved to approve all contracts. All contracts approved by unanimous vote.

Architectural Control Report: Ray Hudock

- Approvals have been made for window replacement, fountains, RV gates, and general improvements.
- A request has come from a homeowner to review the current design of the mailboxes in the Gardens, to resemble the mailboxes throughout the remainder of the neighborhood. AC Committee to develop standards and present to board in January for further discussion.

There being no further business to discuss, the meeting was adjourned at 8:03 PM.

President: Heidi Burkering Date: 10-21-2021

Secretary: [Signature] Date: 10/21/21