

APPROVED AT THE 2021 ANNUAL MEETING
MINUTES OF THE GREATER CORONA HOMEOWNERS
ASSOCIATION BOARD OF DIRECTORS
Annual Meeting-Zoom Meeting

December 1, 2020

The Annual 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, Susan Nicholls and Keith Brandt. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: President Heidi Birkholz announced the approval of the December 2019 meeting minutes.

Introductions: President Heidi Birkholtz introduced the 2019 Board Members, all were in attendance, as well as Laurie Roberts of L & B Association.

Financial Report: Ray Hudock, Treasurer:

Ray reviewed the current budget as well as the upcoming 2021 year in detail.

Contract Report: Keith Brandt, Contract Manager:

All contracts have been renewed with a slight approved increase in the Landscape contract, due to the increase in the cost of products.

Architectural Control Committee Report: Ray Hudock:

Many architectural changes were received and approved during the year. Request included, RV gates, window replacements, courtyard walls, landscape changes and room additions. When reviewing homeowner request, the committee makes every effort to maintain the integrity of properties throughout the community.

Additionally, the tennis and pickleball courts are near completion. A new air conditioner was installed in the Clubhouse and an enhanced security system was installed as well. Clubhouse exterior painting was completed too.

Most operating expenses have remained the same from year to year. A \$2,600.00 saving per month will be added to the reserves and will assist us in climbing back to bigger numbers. An estimated \$18,000.00 increase is predicted for next year.

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President's Report: Heidi Birkholtz, Year in Review:

The Greater Corona Community is a 35+ year old community and we all want to be proud the neighborhood we call our home. Following are some of the issues we addressed this past year:

- Upgraded locks were installed on the gates in the pool areas
- Prewired the sports court
- Painted common walls and Clubhouse
- Repairs were made to pool and pools areas that received vandalism
- Irrigation was improved due to leaks

Homeowner Forum: Homeowner Michelle Drake was in attendance and Kerry & Mark who live on Park Avenue. Homeowners in attendance had no questions and felt the Board was doing an excellent job in maintaining the Community.

Election of 2021 Board Members: Election Results:

Damian Nichols was re-elected for another term of Vice President.

There being nothing further to discuss. President Heidi Birkholtz concluded the meeting and thanked the homeowners for attending.

The meeting was adjourned at 7:28 P.M.

President: _____ Date: _____

Secretary: _____ Date: _____