

MINUTES OF THE GREATER CORONA HOMEOWNERS  
ASSOCIATION BOARD OF DIRECTORS  
October 21, 2021  
1212 N. Juniper Dr., Chandler, AZ

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:06 PM by President Heidi Birkholz. In attendance were, Heidi Birkholz, Ray Hudock, Damian Nichols, and Keith Brandt. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: September 2, 2021 meeting minutes were read and unanimously approved.

Homeowner Forum: GC0126 was present. Thanked board for the recent bathroom upgrades and suggested not over seeding. Requested upgrading the sport court lighting to LED fixtures. Board advised that they would be visiting this topic in the 2022 budget section later in the meeting.

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

Cash Balance	\$17,046
Reserve Balance	\$55,838
Total Assets	\$72,885
Pre-Paid	\$25,301

Old Business:

- Management cleaned clubhouse as professional cleaners were not available and did not want a onetime cleaning job.
- Clubhouse will be open for reservations and will continue to be monitored. Clubhouse manager to be determined. Igloo lock seemed to work well.
- Maricopa County Environmental Service has notified the association that the north pool decking around the spa does not meet with code. One board member, management and the pool company has scheduled a meeting with MCES for Tuesday October 26<sup>th</sup> to discuss possible options.
- Park signs have been received and delivered to the handyman who will be installing them.

New Business:

- Board further reviewed the MCES service report on the pools and actions needed. If removing the spa cool deck is necessary, it will be costly. Both pools need to have the decking resurfaced. Bid reviewed from Imagine Architectural Concrete. Both pools \$43,275. Management to get 2<sup>nd</sup> bid.
- The 2022 budget was reviewed. The board discussed the cost of LED lights and will hold this project and be reevaluated at a later time when funds permit. Due to the expected large expenditures for the pool modifications by MCES, increase in utility costs, and over-seeding, the board anonymously agreed that the dues would need to be increased from \$45 per month to \$47.75 per month effective January 1, 2022.
- Heidi and Keith elected to be placed on the upcoming annual meeting ballot.
- The garage sale is scheduled for November 6, 2021. Management will send out email mail reminders.

- Management presented a photo of a flag that is visible from Lakeshore. Flag says Joe Biden Sucks. Board reviewed and felt that the flag was political in nature and resident would need to remove. Management will letter resident to remove.

Contract Report: Keith Brandt: Contracts that were approved on September 2, 2022 were signed by Keith. Heidi Birkholz signed. Copies to Keith for records.

Architectural Control Report: Ray Hudock: Approvals have been made for window replacement, landscape, ramada, and general improvements.

There being no further business to discuss, the meeting was adjourned at 8:43 PM.

President: \_\_\_\_\_ Date: \_\_\_\_\_

Secretary: \_\_\_\_\_ Date: \_\_\_\_\_