

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

February 17, 2022

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:04 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, Keith Brandt, and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: December meeting minutes were approved.

Homeowner Forum: Via Phone, due to Covid restrictions, Bryan Celius, Architect, was present to discuss a homeowner’s request to construct a detached structure on his property. While the proposed structure is quite appealing, the Board explained current C.C.&R’s do not permit detached structures of this nature. However, the Board explained that a structure of this nature could certainly be attached to the current structure (home), with no restrictions. Mr. Celius was satisfied with the information he gained from his discussion with the Board and will propose the recommended attached structure idea to the homeowner.

Treasurer’s Report: Treasurer, Ray Hudock (February 2022)

- Operating \$34,784.87
- Reserve Balance \$48,388.85
- Total Assets \$83,173.72
- Pre-Paid \$43,953.51

Old Business:

- Pool Repairs are underway at the North pool and spa. The spa tile has been chipped out and will be replaced with new tile.
- Poolwerks has suggested two different options to satisfy the mandated requirement for a barrier near the North pool spa. One suggestion is to install safety railing; the other is to install a planter with cactus.
- Necessary repairs will begin at the South pool as well.
- Original lighting at the courts are halide bulbs and through a homeowner request, asked to be replaced with brighter LED lighting. Lights were inspected again and were scheduled to retrofit the two lights on the pickle ball court side with new LED “corncob” lights. The lights were not changed because the “corncob” LED lights originally thought to be brighter would not give as much lumens as the current halide lights. In order to get more lumens with LED lights, new housing would have to be purchased because the current boxes that house the lights are retrofitted to fit the light poles and would be too costly at this time. Board decision has been made to leave the halide lights in place and table for future discussion.

- A new timer has been installed for the lights at the courts.
- It has been noted that interest in participating in the annual community garage sale has declined. A survey will be sent out prior to the event, to gauge community interest.

New Business:

- Over seeding of all community grassy areas has been an annual tradition with the result of lush green grounds. However, it has been suggested to the Board, in an effort to save much needed funds, this tradition should cease. It has been noted that the City of Chandler discourages over-seeding of city parks and HOA common areas due to the cost of seed, maintenance, and water usage. The Board will discuss this topic further and seek feedback from homeowners.

Property Management Report: Laurie Roberts

- A bid has been received from Royal Tree Works for tree trimming and is under budget this year. The Board has approved this bid.
- Plans for 2022 are underway to create a “Wish List” for the year end budget.

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

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 8:20 PM.

President: _____ Date: _____

Secretary: _____ Date: _____