

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

April 21, 2022

The bi-monthly meeting of the Greater Corona Homeowners Association (“GCHOA”) Board of Directors was called to order at 7:01 PM by President Heidi Birkholz. In attendance were, Heidi Birkholz, Ray Hudock, Keith Brandt, Damian Nichols and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: February meeting minutes were approved.

Homeowner Forum: Four homeowners were in attendance.

One homeowner shared a concern she has pertaining to the Pickle Ball Courts. These include a need for improved lighting, a timer on the court lights and an adjustment to a sprinkler that is spraying onto the courts. A recommendation for future cleaning of the courts was suggested too, as an occasional cleaning of the courts, will maintain the condition and life of the surface.

Another homeowner in attendance asked about the possibility of a purchase of additional mobile nets to utilize the tennis courts as pickleball courts when they are not in use for tennis.

Additional concerns were shared pertaining to the amount of water needed to maintain the greenbelts in off season, and the cost of over-seeding. It has been suggested that the Board send out a poll to the community, for their input on this practice.

Finally, a homeowner believes drugs are being sold frequently at the large greenbelt. Many homeowners have witnessed the same individual engaging in what appears to be drug deals to random cars pulling up near the sidewalk. One of the Board members is in contact with a Chandler Police Liaison and will have the officer investigate this situation.

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

- Operating                   \$32,933.04
- Reserve Balance       \$40,411.82
- Total Assets               \$73,344.86
- Pre-Paid                    \$39,986.83

Old Business:

- Pool Repairs at the north pool are complete and the pool will open for summer.
- Plans to proceed with the north pool railing are still in the works, once the supplies and Vendor become available.

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New Business:

- Over seeding of all community grassy areas has been an annual tradition with the result of lush green grounds. It was recently suggested to the Board, that this tradition cease. The City of Chandler discourages over-seeding city parks 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

- Due to a lost master key, the south pool storage room door, and club house side door will be rekeyed.
- Since there has been an increase in the price of fertilizer, the contract for Landscaping will be amended to cover the additional costs. This amendment to the contract was approved by the Board.
- Michelle Drake has resigned from the Architectural Committee because she is moving. The Board "Thanks" Michelle for her service!

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 7:50 PM.

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

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