

**MINUTES OF THE GREATER CORONA HOMEOWNERS
ASSOCIATION BOARD OF DIRECTORS-OPEN MEETING
August 18, 2022**

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:05 PM by President Heidi Birkholz. In attendance were, Heidi Birkholz, Ray Hudock, and Damian Nichols. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: June 16, 2022 meeting minutes were read. Heidi motioned for approval. Ray 2nd. Unanimously approved.

Homeowner Forum: No Homeowners were in attendance for this meeting.

Treasurer's Report: Treasurer, Ray Hudock (July 2022)

- Operating \$27,143.66
- Reserve Balance \$43,046.44
- Total Assets \$70,190.10
- Pre-Paid \$33,254.75

Old Business:

- Overseeding was discussed in length. Due to increasing drought conditions, the board elected to not oversee this year. A community email will be sent out notifying owners.
- Approved re landscaping of the walkway on Lakeshore will start as the weather cools.
- Requested clubhouse supplies were ordered.

New Business:

- A roof leak over the restroom entry was discovered. Laurie has roofer called and will report to board what is found.
- Leak in south pool pump was sealed and will need to be revisited next year.
- It appears that Albertsons has closed and locked the gate at the east end of Gail. This has resulted in dumping of garbage near that area. Laurie has removed smaller items when seen. City will be contacted for larger items.
- Power washing the courts has been placed on hold.
- Next meeting will be on October 20, 2022 and will be the 2023 budget meeting.

Contract Report: Contracts were reviewed by the board. Aztec Landscape increased the cost of irrigation labor but not monthly fee. Sundance Pool Cleaning requested an increase effective January 2023 in the amount of \$79.00 per month. L&B Contact presented. Board agreed that an increase of \$150 per month was appropriate as no increase in monthly management since 2004. Board approved and signed all contracts with the same Vendors for another year of service.

Architectural Control Report: Ray Hudock

Approvals have been made for window replacement, and general improvements.

There being no further business to discuss, the meeting was adjourned at 7.53 PM.

Respectfully submitted
Laurie Roberts,
alternate minute taker

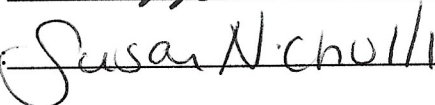
President:



Date:

10/26/22

Secretary:



Date:

10-20-2022