

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

Annual Meeting

December 7, 2021

The annual meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:09 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.

Introduction of Board Members:

Approval of Meeting Minutes: The December 2020 meeting minutes were reviewed and approved.

Homeowner Forum: Homeowners in attendance (via Zoom) were, Natasha Thompson, Marie Zawtocky and Charles Potucek.

Questions and discussion consider not overseeding, suggested sending out an email to owners asking for their opinions. Asked the board to create a wish list to consider future projects. Would like to see LED lights for new court installed.

Treasurer's Report: Treasurer, Ray Hudock (July 2021) Ray present a graph of showing the cash and reserve account history. Ray discussed the 2022 budget and gave explanations for the 2022 dues increase.

Contract Review: Keith reported that there were no increases in contract rates for 2022.

Year in Review:

Vandalism at pool areas. \$2826
Irrigation upgrade to north park. \$3800
Clubhouse-electronic door lock and pool cameras
Three leaks in the South pool spa. Repairs \$6,261
Leaks in North spa (In Progress)
Bids \$8855-\$14,820
Re Decking (in Progress)
Bids - North \$13,672-\$28,000
Bid - South \$15,275

Challenges for the Coming Year: Rising costs and aging facilities are placing a strain on funds and will need to rebuild after the major expenses of the sports court remodel and other necessary large projects.

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Questions and discussion to consider not overseeding, suggested sending out an email to owners asking for their opinions. Asked the board to create a wish list to consider future projects. Would like to see upgraded LED lights for new court installed.

Elections: No write in nominations were received. Heidi Birkholz and Keith Brandt were reelected for three-year terms.

Being no further business, the meeting was adjourned at 8:25 pm.

Heidi Birkholz 12/6/2022
President Date

Keith Brandt 12/6/22
Secretary Date