MINUTES OF THE GREATER CORONA HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

October 20, 2022

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:00 PM by Vice President Damian Nichols. In attendance were, Ray Hudock, Damian Nichols and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: August meeting minutes were approved.

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

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

- Operating $10,790.15
- Reserve Balance $48,268.77
- Total Assets $59,058.92
- Pre-Paid $29,627.34

Old Business:

- A leak was discovered in the south pool filter housing and has was repaired.
- As planned, the grassy areas throughout the neighborhood were not over seeded. The outcome of this decision has been positively received by the community.
- The Clubhouse roof has a leak that will be repaired immediately.

New Business:

- The tennis court lights/timer were damaged by vandals. Parker and Son repaired and replaced all necessary parts.

Budget Review (2023)

- The cost for overseeding will remain in the budget.
- Monthly dues to be raised, due to the rising cost of operating services & supplies.
- The Budget for the year 2023 was approved.

Contract Report: Keith Brandt (absent)

- All contracts are in order.

Architectural Control Report: Ray Hudock

- Approvals have been made for window replacement, car cover, roof shingle replacement and general improvements.

There being no further business to discuss, the meeting was adjourned at 7:44 PM.

President: Heidi Burkeen Date: 2-16-2023

treasurer
~~Secretary~~: R A Hudock Date: 16 Feb 23