

GREATER CORONA HOMEOWNERS ASSOCIATION
OPEN MINUTES
1212 N. Juniper Dr. Chandler, AZ
February 16, 2023

The bi-monthly meeting of the Greater Corona Homeowners Association ("GCHOA") Board of Directors was called to order at 7:02 PM by President Heidi Birkholz. In attendance were, Heidi Birkholz, Ray Hudock, Keith Brandt, and Damian Nichols. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: October 20, 2022 meeting minutes were read. Damian motioned for approval. Ray 2nd. Approved.

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

Treasurer's Report: Treasurer, Ray Hudock (January 2023)

Operating	\$37,853.99
Reserve Balance	\$53,496.56
Total Assets	\$91,350.55
Pre-Paid	\$49,049.65

Old Business:

- Clubhouse roof leak has been repaired. USA Roofing has suggested that the roof tiles be removed and the underlayment replaced. Bid forthcoming.

New Business:

- Three lights are out at the sport court. Board will consider upgrading to new LED lights in 2024.
- At the south pool, a new backflow device is needed per MCES. Sundance to install. At both pools there are missing weirs that need replaced. Several No Diving signs need replaced (faded). Landscapers trimmed the bushes over the fountain area creating a free dive board condition. They have been notified to not trim the bushes off the ledge wall.
- Tree trimming bid discussed. Royal submitted bid for \$5130. Approved to move forward. Olive tree spraying will take place soon.
- Board discussed new ordinance to allow chickens if not prohibited within the community. Documents would need to be amended to allow. No motion to amend documents.
- Board discussed amending rules to clarify window frame colors. Keith motioned to not allow white frames. No 2nd. Board tabled further discussion until April meeting.
- Taxes have been sent to the accountant for filing.

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

Architectural Control Report: Ray Hudock

- Approvals have been made for window replacements, gazebo, roof shingle replacement, brick replacement, and general improvements.

There being no further business to discuss, the meeting was adjourned at 7.38 PM.

President: Heidi Birkholz Date: 4-20-2023

Secretary: Susan Nichols Date: 4/20/2023