

GREATER CORONA HOMEOWNERS ASSOCIATION
OPEN MINUTES
1212 NORTH JUNIPER DRIVE
CHANDLER, AZ 85226
April 20, 2023

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, Damian Nichols, Ray Hudock and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: February meeting minutes were read and approved.

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

Treasurer’s Report: Treasurer, Ray Hudock (February 16, 2023)

Operating	\$41,047.47
Reserve Balance	\$59,723.40
Total Assets	\$100,767.87
Pre-Paid	\$45,916.79

Old Business:

- All trees were trimmed for a total of \$5,130.00.
- A quote was received from USA Roofing to repair the leaks located on the Clubhouse roof. A motion was made to approve the quote and proceed with repairs. All Board Members approved the repairs and the contract was signed by Heidi Birkholz.
- Damages from previous vandalism at the Clubhouse restrooms has been completed. Restroom doors will remain unlocked for community use.
- A homeowner has requested a windsock be purchased and installed at the pickleball courts. Board has unanimously denied the request.
- Discussion on possible rule changes was tabled.
- A homeowner is asking for approval for garage inserts which are not on the HOA list of acceptable inserts. The Board has recommended the homeowner adhere to the HOA list.
- A homeowner is in non-compliance with HOA approved colors. A motion was made and approved to uphold the compliance issue. The motion was approved by all board members.

New Business:

- The inspection performed by MCES, found both pools to be in compliance.
- A quote was received from Aztec for a 24’ Bonita Ash to be planted in the green belt. An additional eight (8) trees will be planted as well. This expense will be paid for from the HOA cash reserves.

Contract Review: Keith Brandt: All contracts are in order.

Architectural Control: Ray Hudock, Chairman

- Approvals have been made for window replacements, roof shingle replacement and general improvements. One request was not approved for a block wall to be installed.

There being no further business to discuss, the meeting was adjourned at 7:59 PM.

President: _____ Date: _____

Secretary: _____ Date: _____