

GREATER CORONA HOMEOWNERS ASSOCIATION
OPEN MINUTES
1212 NORTH JUNIPER DRIVE
CHANDLER, AZ 85226
JUNE 16, 2023

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

Approval of Meeting Minutes: April 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	\$39,885.23
Reserve Balance	\$65,954.24
Total Assets	\$105,839.47
Pre-Paid	\$40,953.65

Old Business:

- Roofing repairs to the Clubhouse will begin on Monday, June 19th. A sign will be placed on the gate notifying homeowners of the repair.
- The planting of eight (8) new trees has been delayed, due to the preemergent that was spread throughout the community.
- New vandalism has occurred at the North pool, most issues were taken care of by Laurie. The South pool still needs repair to the lighting, due to vandalism and a rusty fence bar will be repaired as well.
- The South pool storage door lock needs to be replaced due to a failed break-in. The keys will be replaced as well.
- It has been noted that the South pool roof slats are very worn and will need to be replaced in the future.
- Association Rules will be reviewed by all Board Members for a discussion at the next Board meeting in August.

New Business:

- One of the landscapers was attacked by bees, near the South park valve box. Patriot Exterminating has been contacted to eliminate the bees.
- The yellow flowering bushes located near the restrooms at the North pool, will be removed due to staining and continued dropping of old flowers and brush. The estimated cost of removal is \$300.00.

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

Architectural Control: Ray Hudock, Chairman

- Approvals have been made for window replacements, artificial turf, rain gutters and general improvements.

There being no further business to discuss, the meeting was adjourned at 7:38 PM.

President: Heidi Birkholz Date: 8-17-2023
Secretary: Susan Nicholls Date: 8/17/2023