

GREATER CORONA HOMEOWNERS ASSOCIATION  
OPEN MINUTES  
1212 NORTH JUNIPER DRIVE  
CHANDLER, AZ 85226  
August 17, 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 and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: June 15, 2023 meeting minutes were read and approved.

Homeowner Forum: Homeowner, Marie Zawtocky was in attendance for this meeting.

Treasurer’s Report: Treasurer, Ray Hudock (July, 2023)

Operating	\$28,225.48
Reserve Balance	\$72,188.28
Total Assets	\$100,413.76
Pre-Paid	\$35,386.25

Old Business:

- Planting of new trees will be put on hold due to the heat. September or October may be better options for planting.
- ACC Rules have been reviewed. Laurie will note any revisions and final recommendations will be reviewed by Beth the Attorney, before moving forward with any final changes.

New Business:

- Clubhouse air conditioner was repaired. It has been recommended that the old insulation be replaced. Laurie will obtain quotes from various vendors for this repair.
- South court is in need of a replacement net. Laurie to purchase a new net, and install.
- South pool building is in need of some repairs to loose stucco. Repair options are still under review.
- South pool handrail to the spa is in need of replacement, as it is a safety issue. Repair approved.
- Over-seeding of the greenbelts: Is this a practice we want to continue for the community? A vote of three (3) yes and (1) no from members in attendance. Over-seeding of the greenbelts is approved.
- Misc. As a Community, do we still want to support a Fall Garage Sale. All members in attendance say yes. The annual Fall garage sale will take place on Saturday, November 11.

Contract Review: Keith Brandt: Not in attendance. However all current contracts will be renewed for another year.

Architectural Control: Ray Hudock, Chairman

- Approvals have been made for window replacements, landscape changes, replacement address plaque and general improvements.

There being no further business to discuss, the meeting was adjourned at 8:19 PM.

President: \_\_\_\_\_ Date: \_\_\_\_\_

Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

GREATER CORONA HOMEOWNERS ASSOCIATION  
CLOSED MINUTES  
1212 NORTH JUNIPER DRIVE  
CHANDLER, AZ 85226  
August 17, 2023

The bi-monthly closed meeting of the Greater Corona Homeowners Association (“GHOA”) board of Directors was called to order at 8:20 PM by President Heidi Birkholz. In attendance were, Heidi Birkholz, Ray Hudock, Damian Nichols and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: June closed meeting minutes were read. All members present approved the minutes.

Violations:

- Laurie reviewed violations. Weeds have been most of the violations.

Collections:

- The collection report was reviewed, and no concerns were found.

There being nothing further to discuss, the Closed Session was adjourned at 8:23 PM.

President: \_\_\_\_\_ Date: \_\_\_\_\_

Secretary: \_\_\_\_\_ Date: \_\_\_\_\_