

GREATER CORONA HOMEOWNERS ASSOCIATION  
ANNUAL MEETING/OPEN MINUTES  
1212 NORTH JUNIPER DRIVE  
CHANDLER, AZ 85226  
DECEMBER 7, 2022

The Annual 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, Keith Brandt, and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Introduction of Board Members:

Approval of Meeting Minutes: October 20, 2022 meeting minutes were reviewed and approved.

Homeowner Forum: Many Homeowners were in attendance for this meeting. (see below)

Treasurer’s Report: Treasurer, Ray Hudock (absent) Report presented by Heidi. The budget cash and reserve history was shared (via handouts). An increase in the monthly dues to \$51.00 was shared and reasons behind this increase. The increase will begin January 2023.

Contract Review: Contract Manager Keith Brandt reports that all current contracts sustained the previous years pricing, and were renewed.

Year in Review:

- The County requested metal bars be installed near the spa for safety reasons.
- Both pools cool decking was redone.
- Both pools had large underground leaks needing repair.
- Cameras were installed at both pools.
- The cost of fertilizing & pool chemicals doubled.
- Saved by not reseeding the community.
- Utilities continue to increase.
- The Clubhouse was reopened after the Covid closure.
- Beginning next year (2023) the goal is to build up the reserves account.

Challenges for the Coming Year: Rising cost and aging facilities continue to place a strain on the community funds. Moving forward, the 2023 goal is to rebuild the reserves account, and fingers crossed, not to incur any major projects or repairs.

Homeowner Forum: Questions and discussions included; What is a comfortable amount of funds to have available in reserves? Answer, \$100,000.

Has the Board done a comparison of the cost of Landscaping to other Vendors? Answer, Yes. Cost are evaluated every year before awarding contracts.

Homeowner request that no homes be allowed to be used as Airbnb rentals.

Homeowners thanked the Board for the install of the Sport Courts and report they are being used frequently.

Elections: ???

There being no further business to discuss, the meeting was adjourned at 8:26PM.

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

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