

GREATER CORONA HOMEOWNERS ASSOCIATION
OPEN MINUTES
1212 NORTH JUNIPER DRIVE
CHANDLER, AZ 85226
OCTOBER 19, 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, Keith Brandt and Susan Nicholls. Laurie Roberts of L&B Association was also present.

Approval of Meeting Minutes: August 17, 2023 meeting minutes were approved.

Homeowner Forum: Homeowner, Marie Zawtocky, and Abbie and Brian Lockard were in attendance.

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

Operating	\$9,510.48
Reserve Balance	\$78,425.40
Total Assets	\$87,935.88
Pre-Paid	\$30,265.89

Old Business:

- Over-seeding of the greenbelts will begin the week of 10/20.
- Planting of new trees will be put on hold due to the grass over-seeding project. The target date for planting trees, will be early Spring.
- Revisions to ACC Rules have been completed. Ray moved to approve the revised rules, with a second by Damian, all Board members present, approved the revisions.

New Business:

- The North pool pump, is blowing out dust, this is due to worn parts in the pool filter. It has been determined that the pool pump can be repaired in the amount of \$2,400.00. Repair approved.
- The South pool was vandalized by teens. All damages have been repaired.
- Sport courts are in need of two (2) additional LED lights. Lights will be installed by Parker & Son.
- Sport court is in need of a new basketball net. Net will be replaced.
- A Homeowner would like to initiate a Community Trunk or Treat event. Board members agree this would be a great way to bring the community together. The event would take place Halloween evening. Board members approved the event, with a list of requirements to be followed.
- Board member elections are on the horizon. Laurie will distribute the ballots via mail, and include a reminder for the date of the annual garage sale.
- Board Members reviewed the budget and the following changes will be made; operating funds in the amount \$4000.00 to be moved to the reserves account, reduce expenses and increase the monthly dues by \$1.00 per household. With the monthly dues increase, the total dues will be \$52.00. These changes were approved by all Board members.

Contract Review: Keith Brandt: All contracts are current.

Architectural Control: Ray Hudock, Chairman

- Approvals have been made for window replacements, landscaping and general improvements.

There being no further business to discuss, the meeting was adjourned at 7:52 PM.

President: _____ Date: _____

Secretary: _____ Date: _____