

GREATER CORONA HOMEOWNERS ASSOCIATION
OPEN MINUTES
1212 NORTH JUNIPER DRIVE
CHANDLER, AZ 85226
FEBRUARY 15, 2024

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: October 19, 2023 meeting minutes were read and approved.

Homeowner Forum: No Homeowners were in attendance.

Treasurer’s Report: Treasurer, Ray Hudock (March 2024)

Operating	\$21,103.29
Reserve Balance	\$84,567.00
Total Assets	\$113,670.29
Pre-Paid	\$48,641.70

Old Business:

- Sport Court lighting issues have been resolved.

New Business:

- Annual tree trimming and Olive tree spraying to be conducted soon. A mature dying Ash tree will be removed by Royal Landscape Company.
- Post and Pre-emergent will be applied to all grassy areas.
- South pool building stucco repairs have been completed.
- New Clubhouse chairs approved.
- The weather-worn bulletin board, located at the south pool, will be removed and replaced.
- The Corporate Transparency Act was discussed and the Greater Corona HOA Board Members will register as needed.
- The 2023 taxes have been filed.
- The additional Dog Pooh Bag dispenser approved for purchase, has been installed at the west end of the north greenbelt.
- Next Board meeting will be held on April 18, 2024.

Contract Review: Keith Brandt

- All Contracts are in order.

Architectural Control: Ray Hudock, Chairman

- Approvals have been made for window replacements, flag pole installation, house painting, gates and general improvements.

There being no further business to discuss, the meeting was adjourned at 8:04 P.M.

President: _____ Date: _____

Secretary: _____ Date: _____