

GREATER CORONA HOMEOWNERS ASSOCIATION
OPEN MINUTES
1212 NORTH JUNIPER DRIVE
CHANDLER, AZ 85226
APRIL 18, 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: February 15, 2024 meeting minutes were read and approved.

Homeowner Forum:

Homeowners in attendance:

- Taylor Born to discuss his request for a backyard sunshade sail. Board members reviewed the project with Taylor and suggested he obtain signatures of approval from abutting homeowners. Once obtained, signatures will be submitted to the Board for further review.
- Pat to discuss a fine received for weeds and request a refund. Pat reports all weeds and dead flowers have been removed. After a brief discussion, the Board approved the request for a refund.

Treasurer's Report: Treasurer, Ray Hudock (April 2024)

Operating	\$30,001.28
Reserve Balance	\$92,131.83
Total Assets	\$122,133.11
Pre-Paid	\$43,355.86

A motion was made to approve the Treasurer's report. Report approved.

Old Business:

- Tree trimming to start soon. Meanwhile, new trees have been planted in the north park.
- The walkway north of the clubhouse are in need of repainting due to the constant spray of water from the sprinklers. It has been recommended that the grass be removed and replaced with rock and additional plants. A motion was made and approved for this landscape change.
- The south pool west wall is in need of repair as there are holes in the drywall. A motion was made and approved for this repair.
- The new bulletin board has been received and installed.
- Legislative changes have been made in regard to parking on the streets. These changes should not affect our neighborhood.

New Business:

- Laurie introduced Chad Cooper who will be taking over L&B Association Consultants when Laurie retires this year.
- The south pool storage room door lock has been changed and replaced with a pull.
- The south pool iron fencing has rust and is in need of repair.
- The north pool iron fence is displaying rust and fading paint and is in need of repainting.
- The north pool restroom light fixture is in need of repair. A light with a sensor will be installed.
- The pool is in need of small repairs to the pebbletech coating per MCES. Also, cool decking near the wall with the fountain is in need of repair. Repairs are pending.
- The east wall at the north pool has become bare (dying plants) and will be replenished with 5-6 low growing heat tolerant plants.
- Zoom Online will be in the neighborhood to install additional fiber optics.
- Next Board meeting will be held on June 13, 2024.

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Contract Review: Keith Brandt

- All Contracts are in order.

Architectural Control: Ray Hudock, Chairman

Approvals have been made for window replacement, roof replacement, house painting, gate replacement, and general improvements. A homeowner has requested to replace the tile on his home with a flat concrete style tile. The homeowner has been notified to replace the current tile with the same or similar tile that is found throughout the neighborhood, not flat concrete tile.

There being no further business to discuss, the meeting was adjourned at 8:14 P.M.

President: Heidi Beckman Date: 6-13-2024

Secretary: _____ Date: _____