

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285
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Open Session Meeting Minutes
Tuesday, August 20, 2019
Mountain View Elementary School – 7 PM

BOARD MEMBERS PRESENT:

Jim Gallagher
Peggy Powell
Mark Sopa

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:00 PM.
- II. Caretaker Landscape Maintenance – Eric Watson, Vice President of Caretaker was present and wished to introduce himself and thank us for choosing them to service our community. Ryan Bibich the Site Manager stated several items they are working on:
 - a. Pumping retentions in the culverts daily while they are working to control standing water and mosquito breeding.
 - b. They will be planting new trees as the Sissoo trees are removed. Mulga's and Southern Live Oak trees were chosen for replacement due to their size and shape along with slow growth.
 - c. Rejuvenation pruning - They are thinning trees and plants to make them healthier and look better.
 - d. Another 1.5 acres of turf reduction has been completed to help reduce our water usage.
 - e. Weed control - Have been able to control most of the grassy weeds and recommend not over seed again this year to allow the turf root system to strengthen.
 - f. Plants are stressed right now because of the heat and lack of rain during the monsoon season They are working to keep the plants watered and alive.
- III. Review and approval of the Board of Director Meeting Minutes from July 31, 2019. Motion made by Peggy Powell, second by Mark Sopa. Unanimous approval.
- IV. Review and acceptance of Income Statements dated July 31, 2019. Motion made by Mark Sopa, second by Peggy Powell. Unanimously accepted.
 - a. Invoice approval- 8 invoices to Caretaker and 2 to DECA were approved for payment.
 - b. Review of 2018 year-end audit by Mansperger Patterson McMullin, PLC – Everything is accounted for and nothing improper was found.
- V. Old Business:
 - a. Status of turf reduction project – Complete
 - b. Status of granite / riprap installation – Complete
 - c. Monument repairs / letters – Complete
 - d. Tree trim project at Peoria – Complete
 - e. Street drainage culvert maintenance – Ongoing by Caretaker
 - f. Holiday lighting update – The colored lights on the higher parts of the palm trees is not being done as the trees are now too tall (over 24 feet) and it costs an additional \$105 per tree. Look at green color for the median entrance trees at Olive and Cortessa Parkway.

VI. New Business:

- a. Waste Management Renewal Agreement – A new 5 year contract has been signed. Currently we were paying \$14.50 per month per lot. The recycling fee was to increase \$3.50 a month due to the problems with China not accepting recyclables. Waste Management agreed to cut this cost to \$1.50 a month, making our cost now \$16 a month for garbage, recycling and once per month bulk pick-up.
- b. 2020 Draft Operating Budget – Review of first draft for changes and increase in assessment.
- c. Annual Meeting September 17th.

VII. Pending items:

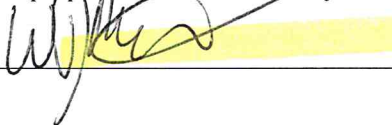
- a. Resurface basketball courts
- b. Fence damage at Perryville Road
- c. Reserve study updates – next few months
- d. Concrete R&R – out for bid
- e. Splash pad resurface repair - All items for the 2020 budget.

VIII. Open Discussion:

- a. Rumors on parking violations and is new to the subdivision. Correction on how the process works and how to get permission if needed to park or call if he gets a notice and it's not his vehicle.
- b. Question on damaged Waste Management containers. Instructed to call the local Waste Management number and provide our account # 577-112171 which is also on the website. Containers only being replaced on the first Friday of the month now.
- c. Question on refinancing home, member was told there is a lien on all homes in Cortessa. This is not correct and can be verified with the Register of Deeds Office.

IX. Adjournment Meeting adjourned at 8:02 PM

Minutes prepared and submitted by Mark Sopa, Secretary



Minutes Approved / Date