

CORTESSA COMMUNITY ASSOCIATION  
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Open Session Meeting Minutes  
Tuesday, September 17, 2019  
Mountain View Elementary School – 7 PM

BOARD MEMBERS PRESENT:

Amanda Grad  
Peggy Powell  
Mark Sopa

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:04 PM. The Annual Meeting could not be held due to lack of member quorum.
- II. Review and approval of the Board of Director Meeting Minutes from August 20, 2019. Motion for approval made by Peggy Powell, second by Mark Sopa. Unanimous approval.
- III. Review and acceptance of Income Statements dated August 31, 2019. Motion to accept made by Peggy Powell, second by Mark Sopa. Unanimous acceptance.
  - a. Invoice approval – 3 invoices approved for work completed by Caretaker.
- IV. Old Business:
  - a. Holiday lighting update. Funds are budgeted for this year. The palms at the main entrance median of Olive and Cortessa Parkway will have solid green lights, others lights will be clear as in prior years.
  - b. 2020 Operating Budget and Assessment. Motion made by Amanda Grad to not raise the assessments for 2020, second by Mark Sopa. Unanimous approval. The WM increase of \$1.50 per month, per lot, due to the cost of the recycle service will be absorbed into the \$85 master association assessment. The assessment will remain at \$136.14 for the gated communities.
- V. New Business:
  - a. Review of proposal for park equipment repairs for all 5 parks from the July inspections by AZ REC for \$5300. Motion for approval made by Amanda Grad, second by Peggy Powell. Unanimous approval.
  - b. Winter grass – Caretaker once again recommends not over seeding allowing the grass to recover, the roots systems to develop, and the ground to be more fertile. The landscape committee supports this recommendation to the Board.
  - c. Winter monument flowers proposal – Cost to remove summer flowers, prepare the soil and plant winter flowers is \$4994. Motion made by Amada Grad to approve, second by Peggy Powell. Unanimous approval.
  - d. Large tree trim schedule – Proposal to be revised to be completed late in the year to secure a better price later in the season when the tree trimmers are not as busy.

VI. Pending items:

- a. Resurface basketball courts
- b. Fence damage at Perryville Rd.
- c. Reserve study updates
- d. Concrete R&R
- e. Splash pad resurface repair - ALL PENDING ITEMS BE ADDRESSED IN THE 2020 BUDGET.

VII. Open Discussion. Question on Park repairs, a swing has been missing from the park at 185<sup>th</sup> and Burton for several months. Peri stated the parks are inspected every 3-4 months, repairs are requested by the inspector and then signed by the board for approval. Parts can be broken or go missing between inspections. Please notify Peri of damage or missing items. Swing noted is schedule to be replaced.

A question was raised on the autopay for HOA dues. Nothing will change, but now after January 1<sup>st</sup>, you will get a statement every month. You will be able to set up an e account to not receive the paper statement and reduce the monthly statement cost by \$1 per household from \$1.50 to \$.50.

Another question on the statement. We did not request this. A new law was passed requiring this to be done for every HOA in AZ. Another question was raised on recycling asking if we could get rid of it to save money like Surprise did. We responded recycling is the right thing to do for our environment.

A resident stated a sprinkler at 186<sup>th</sup> South of Peoria is spraying water in the air and not on the grass. It will be checked. Advised to contact Peri when things are noticed so they can be addressed promptly.

Another question on dog mitts for picking up dog waste. Resident stated the container was empty. Caretaker refills every 2 weeks or so.

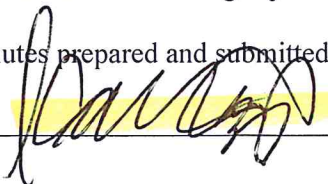
More complaints about standing water. This has been addressed before. Caretaker brings out a pump daily when they work to make sure there is no standing water, however, the drains clog and water backs up.

Statement was made regarding faded wood on side yard gates. They can be painted or composite planks can be installed per the updated DRC rules.

Amada Grad is resigning her position on the Board and as the DRC Chairperson. If anyone has an interest please submit a letter of interest to Peri at Kinney Management.

Adjournment: Meeting adjourned 7:41 P.M.

Minutes prepared and submitted by Mark Sopa, Secretary

 10/15/19 \_\_\_\_\_ Minutes Approved / Date