

CORTESSA COMMUNITY ASSOCIATION  
P.O.BOX 25466  
TEMPE, AZ 85285  
480-820-3451 / 480-820-7441 fax

Open Session Meeting Minutes  
Tuesday, February 19, 2019  
Mountain View Elementary School – 7 PM

BOARD MEMBERS PRESENT:

Jim Gallagher  
Jeremy Bethancourt  
Amanda Grad  
Peggy Powell  
Mark Sopa

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:00 PM.
- II. Review and approval of the Board of Director Meeting Minutes from October 16, 2018. Motion for approval by Amanda Grad, second by Jeremy Bethancourt. Unanimous approval.
- III. Review and acceptance of Income Statements dated November 30, 2018 and December 31, 2018. Motion for acceptance by Jeremy Bethancourt, second by Amanda Grad. Unanimous acceptance.
  - a. Invoice approval- Invoices approved for DECA and Express Mail.
  - b. Audit account balance signature form completed.
- IV. Old Business:
  - a. Cox modem upgrades at gated entrances – complete.
  - b. Large tree trim project – complete.
  - c. Sissoo tree removal projects. 9 trees in 4 locations have been removed / replacements pending.
  - d. Ratify turf reduction project revised proposal. Motion for approval by Jeremy Bethancourt, second by Peggy Powell. Unanimous approval for turf reduction (slopes) project 1<sup>st</sup> phase to begin.
  - e. Ratify 2019 – 2020 insurance policy renewals. Motion for approval by Amanda Grad, second by Jeremy Bethancourt. Unanimous approval.
  - f. Ratify Waste Management contract extension. Current rate was grandfathered through 2019. A new contract will be discussed in August for 2020. Motion for approval by Amanda Grad, second by Peggy Powell. Unanimously approved.
- V. New Business:
  - a. Review of Sunbelts proposal for granite replenishment in areas around the turf reduction project and some perimeter/arterial streets. Motion for approval by Jeremy Bethancourt, second by Amanda Grad. Unanimous approval.
  - b. APS request for use of common area at Peoria / Perryville. Some additional information requested but this area is a utility easement.
  - c. Fence damage repairs on Citrus Road – Repaired on Saturday but still to be painted.
  - d. Backflow preventer thefts. The backflow controllers have been painted since thefts occurred and so far have not been tampered with or stolen.
  - e. Oil spill clean-up at Parcel 2 park culvert complete. Owner reported to Maricopa County and responsible for cost of the clean-up that has been completed.
  - f. Code Compliance Notice – 404 wash area – Written request from Maricopa County to clean this area of

- branches and dead debris which is not normally done. Work complete by Caretaker, invoice pending.
- g. Notes from Caretaker - due to increased rainfall, weeds are a problem and are being addressed. Cycle schedule for trimming/fertilizing also provided.

VI. Pending items:

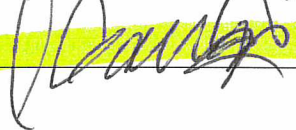
- a. Replace splash pad surface – To be replaced in April and feature painted.
- b. Water damage repairs to monument planters. The rubber membrane has failed which allows water to seep into the planters causing damage to the surface. Look at poured concrete as an option to the concrete block construction.

VII. Open Discussion:

- a. Charlie had a question on the repeated parking complaints and when parking is allowed. It is an ongoing constant complaint from the community and being handled through the night tour and notice process.
- b. Maria had a question on an RV garage being constructed in the gated community. There is no language requiring permission from neighbors for this type of structure. Further comments that the contractors have a "Porta Potty" in plain sight while the construction is going on, and about an inoperable car parked in a driveway in her area.
- c. Jordan had a question on streetlights inquiring if we could replace the regular bulbs with LED bulbs to save money. Advised that APS is replacing defective bulbs with LED bulbs.
- d. Kelly had a question on a screen door she was waiting to hear if it is approved. Amanda Grad stated the door has been approved.
- e. Anna had a complaint on numerous cars being parked overnight on the street near 182<sup>nd</sup> Dr. and Mission Ln.
- f. Bill had a question on the compliance tours. We have 4 tours a month, 2 in the daytime, and 2 at night at 14 day intervals for compliance.

VIII. Adjournment: Meeting was adjourned at 8:20 PM.

Minutes prepared and submitted by Mark Sopha, Secretary

 3/19/13 \_\_\_\_\_ Minutes Approved / Date