

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

Open Session Meeting Minutes  
Tuesday, October 20, 2020  
Teleconference 7PM

BOARD MEMBERS PRESENT:

Jim Gallagher  
Jeremy Bethancourt  
Peggy Powell  
Mark Sopha

MANAGEMENT PRESENT:

Peri Swenson  
Jaime Allen – Zoom Host  
Pete VanderStoep – Zoom Host

- I. Meeting was called to order at 7:00 PM. There was no Annual or Open Session Meeting in September due to lack of ballots for quorum and error in meeting ID on notice for members to participate.
- II. Annual Meeting and Election: Quorum was not achieved by ballot to complete the 2<sup>nd</sup> attempt to hold the election. Peggy Powell who was on the ballot was appointed back to the Board and John Aguilar who had submitted a letter of interest was appointed to the Board, both for 3-year terms. Motion by Mark Sopha, second by Jeremy Bethancourt. Unanimous approval.
- III. Review and approval of the Board of Director Meeting Minutes from August 18, 2020. Motion for approval made by Jeremy Bethancourt, second by Peggy Powell. Unanimous approval.
- IV. Review and acceptance of Income Statements dated August 31, 2020 and September 30, 2020. Motion for acceptance made by Mark Sopha, second by Peggy Powell. Unanimously accepted.
  - a. Invoice approval- Invoices presented for completed work. Motion for approval made by Mark Sopha, second by Peggy Powell. Unanimous approval.
- V. Old Business:
  - a. Status of Sisso tree removal project – Balance of 100 Sisso trees to be removed and replaced will be complete by year end. Project area is from Peoria Ave along 185<sup>th</sup> Drive, 185<sup>th</sup> Ave and Burton Ave.
  - b. Large tree trim project – 2<sup>nd</sup> half – to get underway the week of November 23th and be completed by year end.
- VI. New Business:
  - a. 2021 draft operating budgets were reviewed with no changes made. Budgets to be approved at the November meeting. The 2021 assessments will remain at the same rate of \$85 per month for the master association and \$136.14 for the gated parcels. Motion made by Peggy Powell, second by Mark Sopha. Unanimous approval.
  - b. Caretaker has completed installation of the winter flowers at the monument entries and overseeding for winter rye grass at some locations throughout the community.
  - c. Review of proposals from Signal Gates for installation of Amazon access and motorcycle access (remote) at the 3 gated entries. Motion for approval by Mark Sopha, second by Jeremy Bethancourt. Unanimous approval.
  - d. Review of proposals from Caretaker for pre-emergent at non-overseeded turf areas were reviewed. There were 2 options with difference in cost. Jeremy Bethancourt to review MSDS

information before selection of option. Motion for approval by Jim Gallagher, second by Peggy Powell. Unanimous approval.

- e. Waste Management new trash container trade schedule is getting underway. Homes in specific parcels to receive advance notice of date for exchange. Project will start in November and be completed in January.

VII. Pending items:

- a. Proposal for 2<sup>nd</sup> turf reduction project – On hold until 2021
- b. Bid process for road maintenance underway for gated parcels

VIII. Open Discussion:

Comment from a caller that the toll-free call-in number did not work. There was no additional discussion.

IX. Adjournment Meeting adjourned at 8:05 PM.

Minutes prepared and submitted by Peri Swenson – KMS

\_\_\_\_\_ Minutes Approved / Date