

CORTESSA COMMUNITY ASSOCIATION
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Open Session Meeting Minutes
Tuesday, January 21, 2020
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 7:06 PM.
- II. Review and approval of the Board of Director Meeting Minutes from November 19, 2019. Motion for approval made by Mark Sopa, second by Peggy Powell. Unanimous approval.
- III. Review and acceptance of Income Statements dated November 30, 2019. Motion for acceptance made by Peggy Powell, second by Mark Sopa. Unanimously accepted.
 - a. Invoice approval- Several invoices approved for completed work by Caretaker.
- IV. Old Business:
 - a. Status of large tree trim project. 226 trees have been trimmed and the remaining 274 trees will be trimmed after the first of the year.
 - b. Status of turf pre-emergent. Completed.
 - c. Status of tree removal projects (3). 2 of the problem trees into backyards have been removed, one tree still to be removed.
- V. New Business:
 - a. New billing statements. The new statements are now being mailed and Kinney Management has been bombarded with questions on the bills.
 - b. Insurance policy renewals. There was a 5% increase after our 3-year contract expired. This was expected has been budgeted for.
 - c. Review of proposal for new contractor for gopher service. Kinney Management has located a service that has a much better success rate at controlling the gopher population. Motion made by Mark Sopa to approve the new proposal, second by Peggy Powell. Unanimous approval.
 - d. Review of proposals for concrete repairs. Motion made by Peggy Powell to proceed with the concrete repairs, second by Mark Sopa. Unanimous approval.
 - e. Review of proposal for play-equipment repairs. Equipment was inspected on November 21st at all 5 parks and a repair list was created from that inspection. Motion made by Peggy Powell to proceed with the recommended repairs, second by Mark Sopa. Unanimous approval.
 - f. Review of proposals for wood chip replenishment at parks. 2 bids were received. One bid was \$20,000 to have a machine broadcast the chips performing the project much quicker. A second bid was \$16,000 to manually have the mulch spread. Motion made by Peggy Powell to accept the lower bid, second by Mark Sopa, unanimous approval.

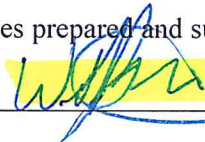
VI. Pending items:

VII. Open Discussion:

- a. Resident received a notice for landscaping. He stated he took care of the weeds and now he is getting a final notice. He was advised that the patrol is not able to go around and check which properties have followed up on the notices. The residents are advised to contact Kinney Management and advise them that the violations have been rectified. Peri stressed how important it is for residents to contact Kinney Management to ask for more time if needed or that the problem has been corrected.
- b. Resident inquired about planting a new tree. He was advised to check the list of approved plants and trees in the Design Review Guidelines on the cortessaliving.com website.
- c. Another question was regarding painting the inside of a backyard wall. As long as it can't be seen from the street, walls can be painted without approval from the Design Review Committee.
- d. Peri to follow-up with Caretaker to see if the new smart clocks/weather stations are installed.

VIII. Adjournment Meeting adjourned at 7:55 PM.

Minutes prepared and submitted by Mark Sopa, Secretary



Minutes Approved / Date