

CORTESSA COMMUNITY ASSOCIATION  
P.O.BOX 25466  
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Open Session Meeting Minutes  
Tuesday, February 18, 2020  
Mountain View Elementary School – 7 PM

BOARD MEMBERS PRESENT:

Jeremy Bethancourt  
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 January 21, 2020. Motion for approval made by Peggy Powell, second by Mark Sopa. Unanimous approval.
- III. Review and acceptance of Income Statements dated December 31, 2019. Motion for acceptance made by Peggy Powell, second by Mark Sopa. Unanimously accepted.
  - a. Invoice approval- Several invoices approved for completed work.
  - b. Audit bank account signature form – This form is used to authorize Mansperger Patterson access to account balances for the 2019 financial audits to be completed.
- IV. Old Business:
  - a. Status of large tree trim project - Almost complete.
  - b. Status of tree removal projects - Beginning in March this project will start with the removal of about 25 trees a month.
  - c. New gopher removal service - Changed contractors for a higher success rate of controlling the gopher population.
  - d. Status of concrete repairs - Project will start mid-March and take 6-8 weeks to complete.
  - e. Status of wood chip replenishment - The main park and 2 pocket parks on the east side of Cortessa Parkway have been completed. The remaining 2 parks will be completed next week.
  - f. Splash pad warranty repairs. The warranty work will be completed next week. Temporary fencing will be set up and a guard service will be in place.
  - g. Smart clock installation has been completed by Caretaker.
- V. New Business:
  - a. Review of proposal for turf pre-emergent – 2<sup>nd</sup> application. This item has been built into the budget.
  - b. Tree removal proposal for Perryville Road. Dead trees (2) will be removed and they will not be replaced.
  - c. Review of proposals for Spring/Summer flower proposal. This item is budgeted.
- VI. Pending items:
  - a. Play equipment repairs from inspection 11/21/19. Proposal approved 1/20/20, work to be completed in 4-6 weeks.

VII. Open Discussion:

- a. Resident asked about rodent control. He was advised we had changed contractor for a higher success rate controlling the gopher population.
- b. Resident stated honeycombs from a beehive were present on a water valve cover on Peoria near 185<sup>th</sup>. This will be followed up on.
- c. Resident was extremely upset and wanted to know how to remove Kinney Management as our management company. She is very frustrated with a neighbor that rents out her large house to parties of up to 24 people and that they have repeated loud late parties and the owner does nothing to control these loud parties. We explained that our hands were tied as the association attorney expressed opinion that the law leaves us powerless to do anything about vacation rentals unless the documents are very specific about lease terms. Amendment of the CC&R's requires a large percentage of the membership to participate which is challenging. Resident stated that she had called the Sheriff's Department and they do not do anything and usually do not even respond. Resident was clearly frustrated and left the meeting.
- d. The board and the few residents at the meeting continued discussion on this problem. Jeremy Bethancourt is well versed on the legislative process and encouraged everyone to contact the State Senate President Karen Fann at 602-926-5874, our district 13 State Senator, Sine Kerr, 602-926-5955, or Councilman Clint Hickman to express our concerns and hopefully have them attempt to pass some type of legislation prohibiting or controlling residential housing as vacation rentals that has become a problem in our communities.

VIII. Adjournment Meeting adjourned at 8:17 PM.

Minutes prepared and submitted by Mark Sopa, Secretary

Approved via Teleconference Meeting 4-21-20 Minutes Approved / Date