

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285

Open Session
Meeting Minutes
Tuesday, May 18,
2021
7:00 PM
Teleconference

Board Members Present:
Jim Gallagher
Jeremy Bethancourt
John Aguilar
Beth Simek

Management Present:
Peri Swenson, KMS
Pete VanderStoep, KMS

- I. Call to order: 7:06PM
 - II. Review and approval of the Board of Directors Meeting Minutes from April 20, 2021. Jeremy moved to approve. John second. Unanimous acceptance.
 - III. Review and acceptance of Income Statements dated April 30, 2021: Peri shared the treasurers report as presented in the meeting packet. Jeremy moved to approve income statement, John second. Unanimous acceptance.
 - a. Invoice approval: 5 invoices from Caretaker, Jeremy moved to pay the invoices John second. Unanimous acceptance.
 - b. CD transfers complete: Peri shared that the two recently closed CD accounts generated \$7900 interest as had been requested by Jeremy and Larry at the previous meeting. Peri and Jim will connect this week to review tax documents and get Jim's signature.
 - IV. Old Business:
 - a. Caretaker: Phase 2 of Sisso tree removal project: Peri provided progress. Jim asked Peri to go over all the trees installed with Caretaker and felt some of trees hadn't been secured properly. Peri will update at next meeting.
 - b. Turf reduction project: Peri provided update of project on slopes of retention basins. Grass is being killed and will be filled in with granite. Sunbelts will begin granite in the first week in June. Project should be wrapped up mid-June. Jeremy had asked about creating a walkway or something to that effect to make it safer for people to walk through than the granite. Beth requested that we include both stairs and a sloped walkway to make sure we are inclusive to everyone in community. Peri will connect with contractors, Jeremy, and Beth to review.
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- c. Wall repairs at 186th Lane: 11K sq ft of wall needs wire brushing, primed, and painting. Proposal received from BKB. Beth made motion to move forward with the repairs on the wall. No second received. Motion failed.

Scott Baxa, homeowner on W Mtn View. He discussed that there are a number of kids jumping over his fence. They are asking that the fence be raised up or the wrought iron to be raised up. The height of the dirt on the far side makes it too easy for kids to step over and land in his yard. Jeremy requested that board table this discussion item until June 15 meeting. Scott said he's available any time after 3PM for board to stop by.

- d. Gated parcel road maintenance schedule: John and Peri are meeting with consultants and Sunland to review. We are scheduled for late July/early August for work to begin to move forward.

V. New Business:

- a. Caretaker proposal for soil Aeration and Maxi-cal application for summer grass
Peri shared about Caretaker recommendations to improve health of summer grass. Jeremy moved to move forward as recommended by Caretaker. Beth second. Unanimous Acceptance. Jeremy requested that Peri please also verify with Caretaker if we need aeration and Maxical treatments twice annually so we can budget appropriately for future.
- b. Plant material added at gated entrances: Jeremy asked about the gated parcel redo's funding. Peri said that comes out of the master association budget. It is not a gated parcel budget item.
- c. Splash pad repaired and open: Peri shared about the repairs done. Splash pad is open now as of Mother's Day weekend.
- d. Soccer nets replaced: Nets were shredded and have been replaced.
- e. Larry Schone submitted his resignation from the board. Beth made the motion to accept Larry's resignation with sincere regret. John second. Unanimous acceptance. Peri said the annual meeting will be taking place in September so people can submit their letter of interest when call to annual meeting goes out in a few weeks.
- f. Peri reminded us about the appointment of Pat Lehnert to the design review committee (DRC). Jeremy made the motion to appoint Pat to the Design board. Beth second. Unanimous acceptance.

VI. Pending items

- a. Granite refresh project - When turf reduction is complete.

VII. Open Discussion

Community member asked about having meeting minutes on website. Peri shared that minutes aren't usually added until adopted by the board at the next meeting. Jeremy made motion to add to June 15 agenda to discuss including unofficial meeting minutes on the website at a request by a community member during open discussion. Beth second. Beth shared that transparency is always a good thing. Unanimous acceptance. Community member also asked about putting financial

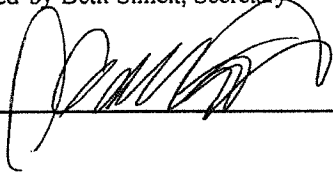
statements on website. These are not put on website but can be sent to any homeowner upon request.

A community member asked about when we can meet in public again. Beth shared about how the board met at Mountain View School in the past but the facilities have been unavailable due to Covid, however, they should be opening up again this summer. Jeremy moved to add to the June 15 agenda to have discussion about meeting in person at the school again. Beth second. Unanimous acceptance. Peri will look in to having the meetings again in person at MVS.

VIII. Adjournment: Meeting adjourned by unanimous consent at 8:23PM

Minutes prepared by Beth Simek, Secretary

Approved by: _____

 6/21/21