

CORTESSA COMMUNITY ASSOCIATION P.O. BOX 25466
TEMPE, AZ 85285
Open Session Meeting
Tuesday, September 21, 2021
To Follow Annual Meeting
Mountain View Elementary

Minutes

Attendees:

Board Members

Jim Gallagher

Jeremy Bethancourt

John Aguilar

Beth Simek

Management:

Peri Swenson, KMS

Shannon Porto, KMS

I. **Call to order:** 7:08PM Board members introduced themselves to the community.

II. **Review and approval of the Board of Directors Meeting Minutes from August 17, 2021:** Jeremy Bethancourt moved to approve as written, John Aguilar second. Motion carried unanimously.

III. **Review and acceptance of income statements dated July 31, 2021 and August 31, 2021:** Peri presented the income statement. No questions from the members. Jeremy Bethancourt moved to accept as presented. John Aguilar second. Motion carried unanimously.

IV. **Invoice approval:** Peri presented the invoices for approval by the board. Jeremy asked if the scope of work has been completed that we have previously approved. John said all the asphalt work has been completed and in 8 months we will review with Sunland's QA team so that if there are any issues, they will fix at that time. Jeremy asked for warranty info. John said we should go 4-5 years in the gated parcels before having to do again. Jeremy made motion to approve invoices. John Aguilar second. Motion carried unanimously.

V. **Review of Draft 2022 Operating Budgets:** Peri presented the budget and showed that the community will continue at the \$85/month assessment. We run on a tight budget. Storm damage and large tree trim are not on the budget. Caretaker usually gives us a plan of fertilizers and weed control as we couldn't fit it into the budget. Peri will fine-tune and bring back for the October meeting for approval.

This is a rough draft to show community we will continue at the \$85/month.

Community member asked about mosquito coverage in addition to the gopher and pest control that we are already doing. Peri advised that it includes everything we need to cover. Another community member asked about the cost of the audit and what CAGR. Peri explained that this is for the ground water replenishment that we pay annually with property tax. It's based on usage and goes up about 10% every year. It is administered by AZ Dept of Water resources. A community member asked about Rural Metro in common areas. Peri advised there is no charge to the community based on the annual fee that we pay for common areas.

Jim asked for board input about keeping the \$85/month assessment fees. Jeremy shared that he is frustrated that we can't get our water costs down and with that we cannot reduce our assessments. John shared about experiences he had with City of Goodyear when he served on board there. John said that their community went through xeriscape process to eliminate grass and reduce water consumption. We are trying to stay ahead of penalties from Maricopa County and at present, it's not so much experiencing savings as it will be avoiding penalties. Peri shared that in other communities, the water is going up. Even though our usage is going down, the prices are still going up. The turf reduction will add up for us eventually. Board shared that we'd like to keep the amount at \$85/month. A community member asked if we found a reduction in cost in landscaping with reduction of watering for grass. Jeremy shared that they are separate costs. John shared that as we do more xeriscape, we SHOULD see a reduction in cost to our landscaping. Another community member shared that perhaps we should reduce the amount we are watering. Peri shared that Caretaker has a person who monitors and adjusts as needed. Additionally, we have timers etc. to adjust for our watering. It is part of our contract with Caretaker.

VI. **Old Business:**

VII. **Caretaker** - Last phase of Sisso tree removal / replacement project for 2021 Stump removal – Complete: Peri advised that the removals start on Sept. 23rd and Caretaker will be working next week or so to get them removed. The replacement trees will go in mid-October. Everything should be installed by mid-November.

VIII. **Large tree trim project:**

We will be starting in November.

IX. **Winter grass: Scalping has started.** Locations decided at the last meeting.

Clean-up of 404 area: Overdue on getting this done but we will be working on pulling out trash, cleaning dead bushes, etc. Because Caretaker has been short-handed, they are going to take care of the 404 area this week and it will be at no cost to association they owe us time/hours.

a. **Gated parcel road maintenance** - Sealcoating complete

Street signage replacement in process: Gated parcels has a few missing so they will be replaced over the next month.

b. **Walkways and steps at 2 parks** - Complete

X. **New Business:**

a. **Review of proposals from Concrete Elite for sidewalk/walkway repairs**

Jim asked if we could do this in phases due to cost. Peri advised that yes, we can. Concrete Elite is the company we use for this project. The cost currently is \$148K. They are 2 months out before they can begin after we sign contract. Peri suggested we break it up by 2 different projects as they must get permits with the county and it does need to be worth their while in the scope of the project. Peri will ask which are the worst areas so that we can concentrate on those areas first. Peri advised these areas are marked that needs to be completed. Jeremy asked how long would we want to space out. As it will take 2 months to get on the schedule to begin with, Concrete Elite won't be able to start in December. A community member asked about the processes. Jeremy said that they grind down, cuts out a section, drills and then removes roots, and then level out the concrete. Jeremy moved to approve proposal, John Aguilar second. Motion carried unanimously.

b. **Pending items:**

- c. **Reserve Study update** site visit completed 9/13/21. Peri advised we should have a draft by next month. There is a review of the community and then an assessment of what should be done to maintain and upgrade the community. Jeremy asked about the play equipment that continually gets destroyed and if there is any thought of allowing those items just to go away? Replacing some of those pieces of equipment is costly. Peri advised that our vandalism isn't nearly as bad as it used to be, but things don't always last as long as we'd like. There are certain items that are particularly easy to break or vandalized. Jim advised that he'd like to maintain the playground. Peri reminded that equipment is on back order 12-16 weeks so replacing parts has been time consuming.

XI. **Open Discussion:**

Community member asked why he got a letter about his garage not being the appropriate color. Jim advised him to connect with Peri and Shannon. They will check it for him.

Community member asked about who manages the entrance of Olive and Perryville as it's been fenced off. This is not part of our HOA. The ownership has changed, and they fenced it off due to illegal dumping. Peri said to file a complaint with the county code enforcement.

Community member asked about drones flying over her house. She says that FAA

and MCSO have suggested to bring it to the HOA. Jeremy suggested to bring it up to the county supervisor, Clint Hickman. Jeremy moved that we have Peri ask the attorney about what we can do.

A community member asked about lighting around the mailboxes. Peri advised that it is cost prohibited. Jim advised it was \$250K to put up lighting so we wouldn't not be doing this.

A community member asked about putting sheds in his backyard. He asked about The setbacks from the fence line and the perimeter. Jeremy said that the county website should have that info. John advised that 18" off neighbors wall should be acceptable and is what we've been using thus far to gauge. John shared that it's not in the CCRs but that that should be an acceptable amount.

A community member asked about cars that park in front of the gated community during school. Jim shared about what was discussed last month. Mtn View is doing all they can but does not have the manpower to support monitoring the parking that is down the street from the school. Beth shared that the Governing Board meeting is tomorrow evening at 6PM and suggested the member go and tell them.

A community Member shared that she felt Caretaker isn't being considerate about where they are placing cones, etc. while kids are trying to go to and from school. She provided the example of Burton and 185th where kids cross at crosswalks and there is a blind side at that corner when Caretaker is there working. Peri will discuss with Caretaker tomorrow to ensure that they are mindful of time frames when kids are coming and going from school.

John Aguilar shared that the design committee does have other members and that he is very approachable and will be happy to discuss any questions or comments that people have about design, painting, etc.

A community member asked what can be done about putting up signage to indicate that her street is a cul-de-sac. Jeremy and Peri suggested that she contact Maricopa County streets dept. to have the signs updated.

XII. **Adjournment 8:22PM**

Minutes Prepared by: Beth Simek, Secretary

Approved by: _____

