

CORTESSA COMMUNITY ASSOCIATION

P.O.BOX 25466

TEMPE, AZ 85285

480-820-3451 / 480-820-7441 fax

Open Session Meeting Minutes

Tuesday, January 19, 2021

Teleconference 7PM

BOARD MEMBERS PRESENT:

Jeremy Bethancourt

Mark Sopha

John Aguilar

Larry Schone

MANAGEMENT PRESENT:

Peri Swenson

Pete VanderStoep – Zoom Host

- I. Meeting was called to order at 7:04 PM.
- II. Caretaker Landscape Maintenance - Ryan Bibich and Nathan Kundla were in attendance and gave an overview on the common area landscape. Overseeded turf areas did not do as well as expected due to the hot temperatures late in 2020, leaf debris removal is ongoing as the current temps cause the trees to go dormant and loose leaves and irrigation breaks are constant right now.
- III. Mark Sopha resigned from the Board effective end of this meeting. His work schedule does not allow time to participate. Motion for Election of Offices by Larry Schone as follows: Jim Gallagher – President, Jeremy Bethancourt – Vice President, Larry Schone – Treasurer and John Aguilar – Director, second by John Aguilar. Unanimous approval. John Aguilar to Chair the Design Review Committee and Larry Schone is a DRC member. Anyone interested in participating on the Board or DRC should submit a letter of interest to be considered.
- IV. Review and approval of the Board of Director Meeting Minutes from November 17, 2020. Motion for approval made by Mark Sopha, second by Jeremy Bethancourt. Unanimous approval.
- V. Review and acceptance of Income Statements dated November 30, 2020 and December 30, 2020. Motion for acceptance made by Larry Schone, second by Mark Sopha. Unanimous acceptance.
 - a. Invoice approval - Invoices presented for completed work. Motion for approval made by Mark Sopha, second by Larry Schone. Unanimous approval.
- VI. Old Business:
 - a. Status of Sisso tree removal project – Complete (Phase I).
 - b. Large tree trim project – Complete.
 - c. Status of Waste Management container swap – Containers will be swapped in parcel groups over 4 months, one weekend each month. November, December and January are complete. There were some issues in January where containers were picked up but not replaced, WM took care of these issues. February is the last month of the project. Homeowners who missed the swap can still contact WM directly to make arrangements for new containers.
- VII. New Business:
 - a. Review of proposal from Caretaker for summer monument flowers. Motion for approval by Jeremy Bethancourt, second by Larry Schone. Unanimous approval.
 - b. Review of proposal from Caretaker for pre-emergent in non-overseeded turf. Motion for

- approval by Larry Schone, second by Jeremy Bethancourt. Unanimous approval.
- c. Insurance policy renewals – Motion for approval as submitted, no change in service from prior year with slight increase by Jeremy Bethancourt, second by Larry Schone. Unanimous approval.
 - d. Review of proposal for use of a professional consultant to assist with a scope of work and the bid process for road maintenance in the gated parcels. Motion for approval of the agreement with ProConsult by Jeremy Bethancourt, second by John Aguilar. Unanimous approval.

VIII. Pending items:

- a. Proposal for 2nd turf reduction project – For review at the February meeting.

IX. Open Discussion:

- a. Compliments on the green lights used in the Christmas lighting.
- b. Request for leniency for leaf debris in yards due to trees going dormant and same issue in the common areas.
- c. Question on if monthly statements could go away and go back to the coupon books. Cannot do this, state law requires that associations provide a monthly account statement to members.
- d. Where are we on water usage, have we saved dollars as anticipated? There were savings due to better management of irrigation, however, temps and the long summer in 2020 did not allow for any savings by end of year.
- e. Information needed on how to get a new trash container after the swap outs are complete Use the local phone number and Cortessa account number found on the www.cortessaliving.com website to make this request.
- f. Request to get liability insurance information from the profession consultant.

X. Adjournment:

Meeting adjourned at 8:06 PM.

Minutes prepared and submitted by Peri Swenson – KMS

 3/2/2021

Minutes Approved / Date