

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

Open Session Meeting
Tuesday, June 15, 2021
7:00 PM
Teleconference

Meeting Minutes

Board Members Present:

Jim Gallagher

John Aguilar

Beth Simek

Management Present:

Peri Swenson, KMS

Board Member Absent:

Jeremy Bethancourt (Jim Gallagher, proxy)

- I. Call to order: 7:02PM
- II. Review and approval of the Board of Directors Meeting Minutes from May 18, 2021

John moved to approve, Jim second. Approved with unanimous acceptance.
- III. Review and acceptance of Income Statements dated May 31, 2021
Peri shared we are running a little behind on income but have a positive variance. We also have a positive variance in the gated community as well. John moved to accept with Beth second. Approved with unanimous acceptance.
 - a. Invoice approval: John moved to approve the invoices as submitted. Beth second. Approved with unanimous acceptance.
 - b. Taxes complete:
 - c. 2020-year end audit complete for August meeting
- IV. Old Business:
 - a. Caretaker - Phase 2 of Sisso tree removal project: ongoing project that is nearly complete.
 - b. Caretaker - Aeration and Maxi-cal application for summer grass – Complete. Application of Maxi-Cal will be complete by next week.
 - c. Turf reduction project/ granite refresh-Turf reduction is complete and we are in the beginning stages with the granite refresh. They are doing the arterial streets and will then be doing the parks. The perimeters will be a 3rd jobs. We are currently working on interior. We will be working next on the slopes to pave and make a grade so people can use it to go up and down from the picnic areas into the grass of the park.
 - d. Wall repairs at 186th Lane - Proposals for review from BKB: Painting for the wall \$8359, repair to the salt vein will be \$15750. Jim shared that the repair has to occur due to the rapid deterioration of the area. John moved to move forward with the proposals to repair and paint. Beth seconded. Approved with unanimous consent.

Proposal for the wall on 186th ln for the homeowner issue. Jim shared he is concerned about approving this and setting a precedence. The homeowner spoke and asked for removal the wrought iron. He has spoken to the homeowners of the kids and has not had a receptive experience. John shared he has the same issue as his property backs up to Burton and had a 3rd grader fall/jump into his yard. Beth shared about the Dollar General store being put in within the next year so this is now going to be a safety issue. Beth felt that replacing the wrought iron and building up the block as well as putting in cactus as a deterrent. Homeowner is just wanting to prevent getting sued because a child has been injured on his property. Peri said that it might be more cost effective to raise the wrought iron fencing and put in cactus on the common area side. Beth confirmed she would like to find out cost for raising height of iron and putting in cactus to find a win/win for the homeowner. We will table this item until next month while Peri researches costs.

- e. Gated parcel road maintenance schedule: Should be finished by Aug 10. Maps and notices will be sent to the effected homeowners. There will be about a 24-hour inconvenience to the homeowners.

V. New Business:

- a. Review of proposal from BKB for wall repair: Wall that backs up to Olive that has root damage. We need to remove and replace. Beth moved to approve the invoice. John second. Approved with unanimous consent.
- b. Discussion - Draft minutes to website: Beth offered to put a "Draft" water mark on the minutes when she sends to Peri. John and Jim agreed.
- c. Discussion - Zoom or in person meetings: Peri advised the school will be opened again with a flexible mask policy. We are able to reserve but not able to know yet if we can use for August. Beth shared she would like to try for August. John asked about being able to call in for in person meetings. Peri shared that we could use someone's laptop or phone to call in to. Jim said he would like to try to get back in August as well.

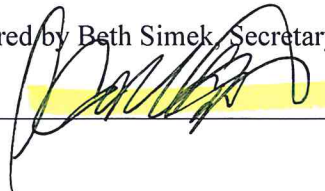
VI. Pending items: Peri has our reserve studies ordered and we can review it before budget season at next meeting.

VII. Open Discussion: Homeowner asked about street sweeping. Peri shared that is through Maricopa County and it's supposed to be on a quarterly basis. Homeowner asked about parking on street. Peri shared about policy. 2nd homeowner commented about asking homeowners to share information about violations and how it's an issue because we still have to live with these neighbors. He also asked about preventing cats from defecating in yards. Peri advised that there is nothing we can do about the cat issue. He asked also about annexation. Jim shared that our area of Waddell has been stripped annexed by city of Glendale but they have not moved forward with full annexation. 3rd Homeowner commented about homeowner with wall issue on 186th . He said he hopes the board will consider helping the neighbor and take a stand.

VIII. Adjournment: 8:12PM

Minutes prepared by Beth Simek, Secretary

Approved by: _____

 8/17/21