

CORTESSA COMMUNITY ASSOCIATION
P.O.BOX 25466
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Open Session Meeting Minutes
Tuesday, November 17, 2020
Teleconference 7PM

BOARD MEMBERS PRESENT:

Jim Gallagher
Jeremy Bethancourt
Peggy Powell
Mark Sopa
John Aguilar

MANAGEMENT PRESENT:

Peri Swenson
Jaime Allen – Zoom Host
Pete VanderStoep – Zoom Host

- I. Meeting was called to order at 7:00 PM.
- II. Resignation and Appointment to the Board: Peggy Powell resigns effective November 18, 2020 from the Board as she is moving from the community. Larry Schone who had submitted a letter of interest was appointed to the Board for 3-year term. Motion for approval by Jim Gallagher, second by John Aguilar. Unanimous approval.
- III. Review and approval of the Board of Director Meeting Minutes from October 20, 2020. Motion for approval made by Mark Sopa, second by Jim Gallagher. Unanimous approval.
- IV. Review and acceptance of Income Statements dated October 31, 2020. Motion for acceptance made by Jeremy Bethancourt, second by Mark Sopa. Unanimous acceptance.
 - a. Invoice approval - Invoices presented for completed work. Motion for approval made by Jim Gallagher, second by Mark Sopa. Unanimous approval.
 - b. Approval of the 2021 Operating Budgets. Budgets and the assessments had been discussed at prior meetings. Motion for approval by Mark Sopa, second by Jim Gallagher. Unanimous approval.
- V. Old Business:
 - a. Status of Sisso tree removal project – Majority of project is complete. There are about 10 trees still to be removed and replaced on Burton Ave.
 - b. Status of non-overseeded turf pre-emergent – Complete by Caretaker.
 - c. Large tree trim project – 2nd half – to get underway the week of November 23rd and be completed by year end.
 - d. Field and holiday lighting – Field lighting is back on now that overseeding for winter grass is complete. Holiday lighting and décor is up and will remain until January 6th. Request to add the median palms to be decorated next year at Cortessa Parkway and Peoria along with the corner of Olive and Perryville.
 - e. Gated parcel Amazon and motorcycle access – Both projects complete by Signal Gates.
 - f. Status of Waste Management container swap – Containers will be swapped in parcel groups over 4 months, one weekend each month. November is complete, February is the last month of the project. Homeowners who missed the swap can still contact WM directly to make arrangements for new containers.

- VI. New Business:
- a. The 2019 year-end financial audit was reviewed as completed by Mansperger Patterson. Motion for acceptance by Mark Sopa, second by Jim Gallagher. Unanimous acceptance.
 - b. Reminder that the ATV Christmas Parade will take place on Saturday, December 12th.
 - c. Dysart School District is hosting a Community Service event in Cortessa in December where trash will be picked up from the community streets.
- VII. Pending items:
- a. Proposal for 2nd turf reduction project – On hold until 2021
 - b. Bid process for road maintenance underway for gated parcels
- VIII. Open Discussion:
- a. Question on size of the new replacement containers from WM – no change same size.
- IX. Adjournment:
Meeting adjourned at 7:50 PM.

Minutes prepared and submitted by Peri Swenson – KMS


_____ Minutes Approved / Date