

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

Open Session Meeting
Tuesday, March 16, 2021
7:00 PM
Teleconference

Agenda

Members Present:
Jim Gallagher
Jeremy Bethancourt
John Aguilar
Larry Schone
Beth Simek

Management Present:
Peri Swenson, KMS
Pete VanderStoep, Zoom host

- I. Call to order 7:02PM
- II. Review and approval of the Board of Directors Meeting Minutes from February 16, 2021
 - a. Motion to approve by Beth Simek, John Aguilar second Motion approved
- III. Review and acceptance of Income Statements dated February 28, 2021
 - a. Invoice approval
 - i) Motion to accept by Jeremy Bethancourt, Beth Simek second Unanimous Acceptance
 - ii) Motion to approve 4 invoices Beth Simek, Larry Scone, Unanimous approval
- IV. Old Business:
 - a. Status of Sisso tree removal project Phase 2 - In process
 - i) 1st part of 2nd phase is underway. 181st Ave has had 5 or 6 complaints about roots under the fences so focus has shifted from 185th and Burton temporarily.
 - b. Status of gated parcels road maintenance inspection/repairs
 - i) John Aguilar provided review from contractor. A statement of objectives was provided to two known industry expert contractors who specialize in the field. Two preliminary proposals have been received. He is working on clarifications from the contractors. Recommendation to re-engage with the consultant to make minor changes and make sure we can move forward with a fair and reasonable price.
- V. New Business:
 - a. Review of proposals from BKB for damage repair and painting of fencing/wall on 186th Lane
 - i) Tabling discussion until April meeting to receive further clarification and have all BOD view the damaged wall on proposals.
 - b. Review of proposal from AZ REC for playground equipment repairs from last inspection
 - i) Motion to approve proposal by Larry Schone, Beth Simek second Unanimously approved.

- c. Review and discussion of pending legislation regarding vacation rentals
 - i) Beth Simek requested that we as a board write a group letter to our state representatives to ask them to vote in favor of this bill on behalf of our community. Beth and Jeremy will work together on preliminary draft of the letter for the board. Jeremy requested to have the letter reviewed by our community attorney.

VI. Pending items

- a. Summer monument flowers install - Scheduled for April
- b. 2nd turf reduction project - Scheduled for April
- c. Granite refresh project - Once turf reduction is complete

VII. Open Discussion:

- 1) Caller asked about what else we can do regarding the vacation rentals. Beth advised filing complaint with the Maricopa County Code Enforcement and continuing to call sheriff if the rental guests are a nuisance.
- 2) Caller new to community asked about CCRs against vacation rentals. Jeremy shared that a rule was made that is enforceable going forward but unfortunately doesn't affect current homeowners who might be vacation rental hosts.
- 3) Same caller also asked about sidewalk chalk. Generally speaking, kids are encouraged to draw on our own sidewalks and driveways. HOA does not write up violations for this.
- 4) Caller asked about parking on street. Peri clarified that the enforcement is typically for overnight hours. If all vehicles can be parked in garage and/or driveway by at least 11PM. Driveway extensions are also available as an option and caller can discuss with Peri. Caller asked about updating the CCRs. Peri shared that 67% of homeowners would need to vote in favor of changing the CCRs.

VIII. Adjournment at 7:45PM

Minutes Approved/Date 