

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

Open Session Meeting  
Tuesday, October 19, 2021  
To Follow Annual Meeting  
Mountain View Elementary  
Minutes

Attendees:  
Jim Gallagher  
Jeremy Bethancourt  
John Aguilar  
Beth Simek

Management  
Peri Swenson, KMS

- I. Call to order: 7:03PM
- II. Review and approval of the Board of Directors Meeting Minutes from September 21, 2021  

John Aguilar moved, Jim Gallagher second. Motion carried by unanimous consent.
- III. Board Appointments / Election of Offices  
14 ballots short for quorum for the annual meeting. As we don't have a contested election, the board can appoint officers.  

John Aguilar moved to appoint Jim Gallagher, Beth Simek, Josh Coffman to the executive board. Jim second. Motion carried by unanimous consent.

Jim Gallagher has been re-elected as Board President, Beth Simek has been re-elected as Board Secretary. Josh Coffman is elected as Board Treasurer.
- IV. Review and acceptance of Income Statements dated September 30, 2021
- V. Peri reviewed the income statements. The association is a bit behind on total income. Our expenses are maintaining at the steady pace. John Aguilar moved to accept as written. Jim Gallagher second. Motion carried by unanimous consent.
  - a. Invoice approval  
Peri presented and reviewed the invoices for approval. John Aguilar moved to approve and pay the invoices. Jim Gallagher second. Motion carried by unanimous consent.
  - b. Review of 2022 Operating Budgets  
Peri reviewed the operating budget. Based on the budget presented, the association's assessments will stay the same in parcel and gated community. The

monthly reserve contribution in the gated community will increase from \$1330 to \$1540 plus transfer fees.

John Aguilar moved to maintain current assessment rates for both communities. Jim Gallagher second. Motion carried by unanimous consent

John Aguilar moved to approved 2022 Operating Budget. Jim Gallagher second. Motion carried by unanimous consent.

VI. Old Business:

a. Caretaker - Last phase of Sisso tree project for 2021

Project is nearly complete and the new mulga trees will be planted. Approx. 100 trees will be planted. Jim requested that Peri ask Caretaker to review the trees that have been planted already and re-stake as needed.

Large tree trim project  
500 trees to be trimmed.

Winter grass  
Overseeding has been completed. Big park is not being overseeded this year and the smaller parks and greenbelts were previously approved by the board with help from the members present.

Clean-up of 404 area  
This is a project in progress. Clearance from walls has been completed. A Maricopa County inspector will go out to review and will let us know if more work needs to be done. The Army Corps of Engineers must approve the removal of live plants.

Regular Maintenance Cycle  
Caretaker is fully staffed again. They have committed to working Saturdays to make up for time lost when they were understaffed. They should be caught up by the end of the month.

b. Gated parcel road maintenance – Street signage replacement in process  
Signs have been ordered through Zumar and BKB will install.

c. Concrete Elite sidewalk/walkway repairs  
This project has been broken into two projects due to size and cost. The total is \$81,000 for parks 1, 2, & 3. Project is scheduled to begin Nov 8<sup>th</sup>. Project should take 3 weeks to complete. After the 1<sup>st</sup> of the year, the second half of project will begin.

VII. New Business:

a. Review of proposal from RDC for play equipment repairs  
Proposal is approximately \$5200 to repair playground equipment.

John Aguilar moved to approve the playground equipment repairs.  
Beth Simek second. Motion carried by unanimous consent.

b. Reserve study update

Peri reviewed with the board the highlights of the reserve study. Peri will finalize and submit to board at an upcoming meeting.

c. Halloween event

Peri received a request for a big Halloween event at the park which the board has approved. Beth Simek shared that according to Cortessa Neighborhood Watch Facebook page, the event has been changed to the LDS Church on Sarival and Cactus on Oct 23. Beth Simek shared that MV PTA is having its Fall Carnival on Oct 29<sup>th</sup> at Mountain View School

d. Railing down on Perryville Road

Railing will be replaced due to a car accident. Jim Gallagher asked Peri to contact the sheriff's office to see if there is an accident report and possibly submit to the insurance of the vehicle owner.

VIII. Pending items: No pending items

IX. Open Discussion

Homeowner brought up that he's still receiving paper payment stubs in the mail though he has asked to receive electronic billing. Peri will check into getting it fixed.

Homeowner brought up his concerns about the landscapers being behind, but he still gets notifications about issues with his own yard. Jim shared that Caretakers has been short staffed and at one point is severely understaffed. They have been working with us by working for us on Saturdays and cleaning the 404 area. Peri shared that KMS will give extra time to anyone who is struggling with maintaining their yard and that KMS has been very lenient about yards over the course of the last 18 months. Peri and Jim both said communication to KMS is key and KMS will always work with a homeowner.

Homeowner asked if the community will be hanging Christmas lights again this year. Jim confirmed but may change in the future due to cost.

Homeowner asked about which parks are being overseeded. Peri shared locations are the pocket parks, green belts, and smaller parks.

Homeowner asked about removal of common area trees that are right next to his house that are blowing leaves or blossoms into his yard all year long. Peri will investigate the issue.

X. Adjournment: 7:40PM

Minutes submitted by Beth Simek, Secretary

Approved by: \_\_\_\_\_

