

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

Open Session Meeting
Tuesday, November 16, 2021
Mountain View Elementary
Minutes

Board Attendees
Jim Gallagher (absent)
Jeremy Bethancourt
John Aguilar
Josh Coffman
Beth Simek

KMS Attendees
Peri Swenson

- I. Call to order at 7:05PM
- II. Review and approval of the Board of Directors Meeting Minutes from October 19, 2021
John Aguilar moved to approve minutes, Josh Coffman second. Motion carried by unanimous consent.
- III. Board appointment 2/3-year terms
Peri shared that we forgot to include terms for the elected. Jim Gallagher as President will have a 2-year term. Josh Coffman (Treasurer) and Beth Simek (Secretary) will have 3-year terms. John Aguilar moved to approve terms, Josh Coffman second. Motion carried by unanimous consent.
- IV. Review and acceptance of Income Statements dated October 31, 2021
 - a. Invoice approval
Peri reviewed the income statement and the invoices. Josh Coffman moved to approve the invoices as presented. John Aguilar second. Motion carried by unanimous consent.
- V. Old Business:
 - a. Caretaker –
Last phase of Sisso tree project for 2021
Peri advised that the last Sisso trees with a few needing additional treatment. The stumps will be treated and then ground down.
Irrigation will be repaired and mulga trees will be installed.

Large tree trim project
Peri advised this will be 500 trees that have been preapproved and planting will begin soon. This will likely be completed by end of January perhaps in time for January meeting.

Clean-up of 404 area
Peri advised clean-up is done and no reply from Maricopa County.
Caretaker will ensure this section is cleaned up by March to prevent snake hibernation. Caretaker provided 2021 404 area cleanup en gratis.

Cutback of plant material/winter flowers

Caretaker has been working on the winter flowers and cutback of plants as appropriate for the time of year. West side of community is nearly completed. Jeremy asked about when Caretaker would be back on a 4-week schedule. Peri shared that Caretaker indicated they should be able to meet that goal by year end.

- b. Gated parcel street signage replacement in process
Peri advised that Zumar is still working on the replacement.
- c. Concrete Elite sidewalk/walkway repairs in process
Work in process. Should be complete by Thanksgiving.
- d. Railing on Perryville Road - repairs complete
Peri shared that no report to Maricopa County sheriff, but the repairs have been completed.
- e. Holiday lights
The holiday lights at the entrances are up now.
Beth Simek brought up that she has been approached by homeowners asking if they will get dinged for putting up lights early. Peri shared that the management company does not ding homeowners for putting up lights early, but they do need to take them down after holiday as outlined in CC&Rs.

VI. New Business:

- a. Review of proposal from Caretaker for repairs at drainage culverts
Jeremy Bethancourt shared what the process is for repairing the drainage culverts and we are testing what Caretaker has suggested. We want to see if that will resolve the issue. The standing water issue attracts mosquitos, so we need to do this repair. Jeremy asked the homeowners present if they had questions. No questions from homeowners present. Beth Simek moved to approve the proposal. John Aguilar second. Motion carried by unanimous consent.

VII. Pending Items:

- a. Reserve study update - final draft in process
Peri is waiting for the final copy to be completed. Peri shared that the reserve study is completed every few years and gives us guidance on what we need to get repaired or replaced within the community.

VIII. Open Discussion

Homeowner followed up about the tree removal that was discussed at the last meeting. Peri said that she will work with Caretaker to get it on the schedule.

Jeremy shared that the stairs and path put into the parks looks really nice.

Jeremy asked about over-spray for turf removal. The enhancements team is coming back at their expense and will remove any continued over-spray taking place.

Homeowner asked about section of the community at Olive and Cortessa Parkway right at the moment being fixed. Everyone agreed that this should be fixed. Because the board agreed to not raise the assessment, we will have to hold off on this project for the time being so that we don't dip too much into our reserves as everything is very expensive at the moment.

IX. Adjournment-7:45PM

Minutes prepared by: Beth Simek – Secretary


Approved / Date
