

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

Open Session Meeting
Tuesday, January 18, 2022
Mountain View Elementary
Minutes

Attendees:

Cortessa HOA Board Members
Jim Gallagher-Absent
Jeremy Bethancourt
Josh Coffman
John Aguilar
Beth Simek

KMS Attendees
Peri Swenson

- I. Call to order-7:00PM
Board introduced themselves to the group in attendance.
- II. Review and approval of the Board of Directors Meeting Minutes from November 16, 2021
Josh Coffman moved to approve, John Aguilar second, motion carried by unanimous consent.
- III. Review and acceptance of Income Statements dated November 30, 2021 and December 31, 2021.

Peri reviewed the income statements and balance sheets. Our budget will be tight for the upcoming year, but we always run on a tighter budget. Our previous year budget went over what we had planned due to rising costs of supplies and operating expenses. Our shortfall in income is as a result of a lower number of delinquencies. The association is not raising assessment dues for 2022.

Beth Simek moved to accept the financials as presented, John Aguilar second, motion carried by unanimous consent.
 - a. Invoice approval
Peri presented the invoices previously for the board.
- IV. Old Business:
 - a. Reserve Study Updates – Complete
John Aguilar moved to accept reserve funding plan 3, Beth Simek second, motion carried by unanimous consent.
 - b. Caretaker - Status of projects/ Issues

Peri shared update about the trees and the planting of the new trees. Our budget allows for us to do 500 trees per year. The sisso project is complete and the new trees are being installed. Trimming is in a 3–4-year cycle. Caretaker is working on cleaning up the leaves which is a huge project.

Drainage culverts have been completed at 179th and Vogel. Peri suggested we focus on other culverts that are also retaining a lot of water in the drainage areas. Jeremy asked if there will be a refresh for the granite since the trees were pulled out. Peri will follow up with Caretaker.

- c. Concrete Elite sidewalk/walkway repairs - 1st phase complete

Peri shared that we could wait until the 2nd half of the year to complete phase 2 of the project.

V. New Business:

- a. Insurance Policy renewals – Complete

Peri shared our policy is the same rate. We renew on 3-year cycles. We are in middle of renewal so no changes.

- b. Legal Opinion - Operation of Drones within Cortessa

Jeremy shared that the attorney has advised the community has no authority to restrict drone usage. Attorney advised that FAA regulates airspace, not our community. The board yields to the opinion of our attorney and will not pursue regulation of any kind. If a person has an issue, they should pursue the matter on their own.

- c. New damage to ranch fence on Perryville Road

Peri shared that a tree may have hit part of it. BKB will be providing a bid to get it fixed at an upcoming meeting.

- d. Storm damage/trees down

Storm took out about 13 trees. We will not be replacing immediately and we can assess if we want to replace them at a future date.

- e. Vandalism

Peri shared that vandalism has been terrible over the winter holiday break. We have had to remove 5 spring toys from park. Graffiti has been terrible. We just finished having it cleaned and last night they damaged more areas on property.

VI. Pending Items:

- a. Gated parcel street signage replacement

Peri shared that this is still in process.

VII. Open Discussion

A resident shared his concern about the parking/pick up before and after the school. Jeremy recommended calling the sheriff's office and filing a report. Beth shared that there are 1200 kids that attend Mountain View and it's the largest elementary school in district.

VIII. Adjournment-John Aguilar moved to adjourn, Josh Coffman second, motion carried by unanimous consent.

Minutes prepared by: Beth Simek, Secretary

Approved by: _____

