

CORTESSA COMMUNITY ASSOCIATION  
P.O. BOX 25466  
TEMPE, AZ 85285  
Open Session Meeting Minutes  
Tuesday, October 18, 2022  
Mountain View Elementary School

Board Attendees:

Jim Gallagher  
Jeremy Bethancourt - Absent  
John Aguilar  
Josh Coffman  
Beth Simek - Absent

Management Attendees:

Peri Swenson

- I. Call to order: 7:03PM.
- II. Guest Speakers – Caretaker Landscape Maintenance.  
Aaron Sundquist and Eric Watson were in attendance to explain the issues Caretaker was having with material costs and labor cost and shortage. They have increased pay and have a full crew at Cortessa again. The Arbor and Enhancement Divisions have been onsite to get the large tree trim project complete and approved projects moving along. There have been crews working on some Saturdays to get regular maintenance caught up. Once overseeding for winter grass is complete, cutbacks of some plant material, removal of any dead plant material and general cleanup will be done until they are back on a cycle schedule.
- III. Review and approval of the Board of Directors Meeting Minutes from September 20, 2022.  
  
John Aguilar moved to approve the minutes. Josh Coffman second. Motion carried by unanimous consent.
- IV. There was not a quorum for the 2<sup>nd</sup> Attempt to hold the Annual Meeting. Jeremy Bethancourt was the only candidate on the ballot.  
  
Motion by Josh Coffman to appoint Jeremy Bethancourt back to the board for a 3-year term, John Aguilar second. Motion carried by unanimous consent. Board will elect offices at the November meeting.
- V. Review and acceptance of Income Statements dated September 30, 2022.  
  
Josh Coffman reviewed the Income Statements for both the master and gated communities. Motion by John Aguilar to accept the Income Statements, Josh Coffman second. Motion carried by unanimous consent.
  - a. Invoice approval.  
  
Motion by Jim Gallagher to approve all invoices presented for completed work, Josh Coffman second. Motion carried by unanimous consent.
  - b. 2023 Operating Budgets/Assessments.  
  
Budgets were reviewed with increases discussed at the September meeting. In order to balance the master association budget due to increased costs in all areas, the assessment

will increase by \$8 to \$93 per month. The gated parcels will also require an increase to balance that budget in the amount of \$2.56 that will take that assessment to \$53.70 per month plus the master association assessment.

Motion by John Aguilar to approve the 2023 assessment increases, Josh Coffman second. Motion carried by unanimous consent. Budgets to be signed at the November meeting.

VI. Old Business:

- a. Caretaker - Status of approved projects.  
Review completed with Caretaker in attendance.
- b. Concrete R&R 2<sup>nd</sup> half – Complete plus 330 sq ft at no charge.
- c. New Signage – Large rules sign at north end of the big park - Ordered

VII. New Business:

- a. Discussion on Permanent Holiday Lighting – No change to Guidelines for now. Guidelines for Lighting and Holiday Décor are to be followed.

VIII. Pending Items:

- a. Gated parcel street signage replacement – Ordered.
- b. Granite at turf reduction locations - Scheduled for 10/20.
- c. Basketball court resurfacing project - Approved pending schedule.
- d. Wyverd - 2 gig fiber optic internet project - Pending permits from Maricopa County.
- e. Cost for consideration of pickleball court(s) – Will get a cost from vendor when the basketball courts are resurfaced.
- f. Updates to minimum tree count/Design Guideline changes.
- g. Park equipment inspection/repair service – Further discussion on HOA Playground providing more service for a cost that is about what we are currently paying. Motion by Jim Gallagher to approve the agreement with HOA Playground, John Aguilar second. Motion carried by unanimous consent.
- h. Holiday lights – scheduled for install early November/décor added later and to be lighted before Thanksgiving week.

IX. Open Discussion:

Comment that the trees on 185<sup>th</sup> need to be trimmed.

The walk path on Perryville, both inside and outside of the fence need to be cleaned for broken glass and trash.

Comment about lots that are overwatering, irrigation running down the street and into the drainage culverts.

Note file for resident who recently removed a Sisso tree from his front yard.

X. Adjournment: 8:03PM.

Minutes Prepared by: Peri Swenson - KMS

Approved by:

Name

Date

11/15/22