

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466 TEMPE, AZ 85285
Open Session Meeting Tuesday, February 15, 2022
Mountain View Elementary

Minutes

Attendees:

Cortessa HOA Board
Jim Gallagher-absent
Jeremy Bethancourt-absent
Josh Coffman
John Aguilar-Presiding Officer
Beth Simek

KMS Attendees

Peri Swenson

I. Call to order-by John Aguilar at 7:01PM

II. Review and approval of the Board of Directors Meeting Minutes from January 18, 2022

Josh Coffman moved to approve the minutes. John Aguilar second. Motion carried by unanimous consent.

III. Review and acceptance of Income Statements dated January 31, 2022

a. Invoice approval

Peri reviewed the income statements for the gated and standard parcels. Signal Gate has increased the cost of the gates in the gated parcels but did so after we approved the budget.

Josh Coffman moved to approve the income statements. Beth Simek second. Motion carried by unanimous consent.

IV. Old Business:

a. Caretaker - Status of projects

Peri updated any mulga trees that have tipped over were being re-staked. Caretaker is going to refresh granite. Caretaker changed staffing. The cutbacks are nearly completed. Productivity has improved with the change.

a. Vacant lot on Peoria tree trim – Complete

Peri advised that this is completed. This strip is part of the community and we need to ensure that the trees aren't going into the yards of those who live along the wall.

b. Vandalism

Vandalism continues to be a problem. We've had BKB out multiple times to fix equipment and eliminate any graffiti. John asked about whether we could do an email blast or something to alert people to this issue. Peri shared that we don't maintain a database of email addresses to do a blast. The annual letter however will have some info about the vandalism. The annual letter will be sent out soon.

V. New Business:

a. Design Review Guideline and Submittal Form updates – Discussion

Peri shared that she and John are working on updating the form and updating the forms for painting review. Peri will send out this information to the community via the annual letter mailing. John introduced himself as chair of the design committee and shared a bit about the process of painting review and what residents should do for submission.

b. Turf removal at 3 gated entrances – Discussion

Peri shared that the 3 gated entrances will have Bermuda grass popping up in mid March. Parcels 16 & 18 don't get sun, there are gopher issues, and the grass never really grows in. Beth Simek asked for Peri to move forward with seeking out a quote on this as there are a lot of residents who complain about this being an issue.

c. Clean-up of 404 Permit area – Discussion

We will be getting a quote on the clean-up of this area. We want to do this before it gets too hot. The equestrian area really gets overgrown.

d. Volleyball net/pole repairs and soccer nets

Peri said that the whole set up needs to be replaced due to wear and tear. This is the second time we've had to redo the poles. They last about 5 years. A resident asked about using PVC. Peri shared that the poles are not expensive so it's not a significant cost to the community.

e. Basketball court re-surface plan – Discussion

Peri is meeting with the team tomorrow to review. Board has agreed to restriping and resurfacing of the court. It will be a very basic review.

f. Review of proposal from AZREC for woodchips at tot-lots

Peri shared that 3 of the parks will be refreshed in the next few weeks. We could continue with the process in the additional parks.

g. Review of homeowner request for connector road

Peri shared that a homeowner requested the board consider a connector road from Perryville to one of the interior roads. John shared that fiscally this would be a very difficult project to undertake. There is an equestrian trail there that was required by the county. Beth shared that although the convenience might be nice however, it may ultimately cause a decrease in the homeowners' properties that would run on this new entrance. John said it would have no benefit to slowing people down if that is the homeowner's concern. John felt that we should table for next meeting so that we have Jim and Jeremy have a say in the matter as well.

VI. Pending Items:

a. Gated parcel street signage replacement

Peri said that the new signs are in the process with replacement. They will be starting soon.

- b. Estimate for repairs to ranch fence on Perryville Road

Peri^C shared an estimate of \$3175.00 from BKB. Material is pricey and is on back-order. They will honor price once materials do come in.

- c. 2nd half of concrete walkway repairs

Peri shared we will wait to do that later this year as this is about \$80-90K to do.

VII. Open Discussion

A community member wanted to discuss parking violations. She shared her issues about others parking in front of her home. We shared about how to manage issue and member will connect with Peri about how to get issues removed from her account.

A community member shared about issue with her vehicle getting a parking violation notice. John shared that we could discuss with Peri to see what we can do to assist with her situation. Another community member shared about an issue with people parking by the mailboxes on both sides and parking on the lot itself. John shared that there are opportunities to extend driveways. Beth shared that there needs to be a 2/3 vote of the community in order to change the CCRs.

A community member shared about the wall 183rd lane and asked about the responsibility of the homeowner of the calcium build up from the overwatering of the wall. He noticed that it's eating away from the mortar. Peri said the exterior paint project usually takes care of that but she will come to look at it.

A community member suggested that people should consider renting out space in their garage or parking in driveway.

Adjournment-8:03PM

Minutes Approved/Date

 3/15/22