

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

Open Session Meeting Tuesday, March 15, 2022
Mountain View Elementary
Minutes

Attendees:
Cortessa HOA Board
Jim Gallagher
Jeremy Bethancourt
Josh Coffman (Absent)
John Aguilar
Beth Simek

Management:
Kinney Management
Peri Swenson

- I. Call to order-7:03PM
- II. Review and approval of the Board of Directors Meeting Minutes from February 15, 2022
Beth Simek moved to approve as written. John Aguilar second. Motion carried by unanimous consent.
- III. Review and acceptance of Income Statements dated February 28, 2022
Peri reviewed the income statement for the group. Beth Simek moved to accept the income statement as presented. John Aguilar second. Motion carried by unanimous consent.
 - a. Invoice approval
Peri reviewed the invoices as there were a couple of invoices received after our board packet had been sent. We replaced 4 dog walking waste receptacles. These run about \$1000 each. Beth Simek asked Peri about a receptacles that a neighbor had mentioned. She said that one will likely go in the next batch however will review the receptacle as she hadn't received any requests on that particular location.
 - b. 2021 Year-end Audit underway with Mansperger Patterson
This is still in progress.
- IV. Old Business:
 - a. Caretaker - Status of projects
Pre & post emergent to turf is completed. Cutbacks will be completed in the next 4-6 weeks. Watering is going to be adjusted as the smart clocks weren't managing the grass versus the plant life. We are dealing with a lot of pipe breaks at the moment as well.
 - b. Clean-up of 404 permit area
This is in progress.
 - c. Volleyball net/pole repairs and soccer nets
The nets and poles have been repaired.
 - d. Woodchips at tot-lots
3 pocket parks haven't been touched yet but can consider for later in the year. The other parks have been completed.
 - e. Dog waste station replacement-
Mentioned above regarding the invoices.
 - f. Homeowner request for connector road
A study was done regarding this connector road. This is not feasible as it would cut over the equestrian trail we are required to have. Jeremy Bethancourt reminded the group that the community roadways have already been approved by the county. John Aguilar was concerned about the safety for the community by having additional arterial roads. Jeremy Bethancourt moved to not pursue a connector road to Perryville. John Aguilar second. Motion carried by unanimous consent.

V. New Business:

- a. Spring tree trim project – Caretaker-
Jim Gallagher pointed out that that there are sisso trees listed on the invoice and thought that we had removed all. Peri reminded that there are 114 Sissos are in the park that are not part of the removal project. John Aguilar moved to accept the tree trim project as presented. Beth Simek second. Motion carried by unanimous consent.
- b. Next Sisso tree removal project- Caretaker-
Jim Gallagher remembered that the trees were \$500 each to replace, not the \$700 that is listed on the invoice. Peri will review with Caretaker.
- c. Additional drainage culvert repairs – Caretaker
We've done 2 repairs, 179th and Vogel in park retention area. This has been completed and no standing water. We have a new quote for getting 3 culverts completed for approx. \$10,000. This will correct our drainage issues at 181st just South of Carol. Jim Gallagher made motion to accept additional culvert repairs. John Aguilar second. Motion carried by unanimous consent.
- d. Wall/iron repair on Citrus Road
Peri shared that the repair has been completed. A car seems to have gone through it but we are unable to confirm.
- e. Request for Pickleball courts
Peri shared that a homeowner has requested. Cost of resurfacing basketball courts is \$18,000. This may be a considerable cost to the community. Our reserve study hasn't been built for the addition of the pickleball court nor the maintenance. Cost of concrete is exorbitant at the moment. Most of our parks are in retention basins too. Beth Simek requested that to do our due diligence, could we please get an idea of what this would cost? Consensus of the board was to move forward with Peri seeking information about cost adding a pickleball court.

VI. Pending Items:

- a. Gated parcel street signage replacement – ordered
- b. Estimate for repairs to ranch fence on Perryville Road - waiting for materials
Jim Gallagher asked if we can stop repairing this fence? It doesn't prevent anyone from stepping over and it costs us at minimum \$3000 each time we repair it. It's made of plastic which is not very durable. This is the final repair as we already approved it. Any new damage will have the section taken out, neatened up and not replaced.
- c. 2nd half of concrete walkway repairs –
This will be worked on later this year
- d. Design Review Guideline and Submittal Form updates
Peri is working on a change of submittal form.
- e. Turf removal at 3 gated entrances - need estimate from Caretaker
Peri advised that she received estimates from enhancements division for Caretaker and will bring it up at next meeting. Parcel 16 & 17 have 1 section of grass, Parcel 18 has 2. This is projected to be about \$25,000 to remove. Proposals will be presented at the next meeting.
- f. Basketball Court resurface project - in bid process
Peri shared that it will cost about \$18,000 to resurface based on bids received so far but is pending a bid.

VII. Open Discussion

Homeowner has requested use of the park from 6AM-11AM for an Easter event. Will be having an Easter egg hunt, breakfast, etc.

Beth Simek shared that news in the City is that there will be a Safeway built on Cotton and Peoria and a Fry's across the 303 on Peoria in the coming years.

VIII. Adjournment-7:53PM

 19 Apr 22
Minutes Approved / Date
John V. Aguilar