

CORTESSA COMMUNITY ASSOCIATION

P.O. BOX 25466

TEMPE, AZ 85285

Open Session Meeting

Minutes

Tuesday, April 19, 2022

Mountain View Elementary

Board Attendees:

Jim Gallagher (absent)

Jeremy Bethancourt(absent)

John Aguilar

Beth Simek

Josh Coffman

Management Company

Peri Swenson, KMS

- I. Call to order at 7PM.
- II. Review and approval of the Board of Directors Meeting Minutes from March 15, 2022
Josh Coffman moved to approve the minutes, second by John Aguilar. Motion carried by unanimous consent.
- III. Review and acceptance of Income Statements dated March 31, 2022
 - a. Invoice approval
 - b. CD 7584 expiring 5/2/22
Josh Coffman reviewed the income statements and shared about the 1 year CD expiring. We will be rolling that into a new 1 year CD. A homeowner shared that interest rates will be adjusting over the next year so we should make good money on the CD. Review of the invoices further in agenda and will approve each one.

Beth Simek moved to accept the income statements as presented, second by Josh Coffman. Motion carried by unanimous consent.
- IV. Old Business:
 - a. Caretaker - Status of approved projects
Peri reviewed the status of approved projects.
South side of 404. North side should be done by end of next week or so.
Weed issues are 85% addressed and are re-spraying in areas that had been treated but need to be redone.
Cutbacks are done all the way to 185th Ave. 185th should be done before mid-May.
Tree trim should be completed by the end of May and will trim palms during that time. All of our scheduled tree trim will be completed for the year.
 - b. Design Review Guideline and Submittal Form updates
Peri and John reviewed amendments to the design guidelines to do some housekeeping. Attorney is reviewing. A letter will be sent out to the homeowners to let homeowners know that they have until 12/31/2022 to complete exterior painting before they will receive a violation letter. Josh Coffman moved to approve amendment changes, second by Beth Simek. Motion carried by unanimous consent.
- V. New Business:
 - a. Proposals for turf removal at entrance and gated parcels – Caretaker
Peri reviewed the proposals for the turf removal. All 3 gates and the main entrance will total about \$35,000 to remove all 4 sections. Peri suggested that we don't do any more turf removal for a few years due to the amount being spent on this project. Josh Coffman moved to move forward with turf removal, second by John Aguilar. Motion carried by

unanimous consent.

b. Proposal for repair to backyard from tree root damage – Caretaker

Peri reviewed proposal. The roots are at the edge of the house of a neighbor being affected. We won't be pulling trigger on project until homeowner approves it as certain materials just aren't available right now.

Beth Simek moved to accept proposal for repair, second by John Aguilar. Motion carried by unanimous consent.

c. Proposal for palm tree trim – Caretaker

Josh Coffman moved to accept the proposal, second by John Aguilar. Motion carried by unanimous consent.

d. Resident request for additional height of fence on 186th

Beth Simek suggested planting of nasty cactus in the area to assist with the issue. Josh Coffman moved to approve seeking a proposal for planting of cactus, second by John Aguilar. Motion carried by unanimous consent.

VI. Pending Items:

a. Gated parcel street signage replacement – ordered

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

c. 2nd half of concrete walkway repairs - later this year

d. Basketball Court resurface project - in bid process

e. Cost for consideration of pickleball court(s) - in bid process

Peri reviewed A-E and advised all bids are in process.

VII. Open Discussion

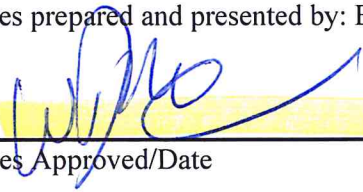
Homeowner requested what we are doing about the gopher situation. We have a weekly service via Gopher Management Pest Control to try to manage the issue. Peri advised that if you have a pest service, try to include gopher service as part of that process. Peri asked homeowners to contact her if we see a new infestation.

Homeowner mentioned that the big field lights seem to be coming on during daylight hours. Peri will have DECA update the timers.

Homeowner mentioned that he noticed trail cameras mounted and wanted to know if they are being utilized. Peri advised we used these in the past due to a high level of vandalism we were experiencing a few years ago. While we have been utilizing the cameras in the big park, we aren't using them in the pocket parks. They aren't actively monitored but we can ask Deca if they can pull recording between certain dates.

VIII. Adjournment 7:38PM

Minutes prepared and presented by: Beth Simek, Secretary



Minutes Approved/Date