

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 2546 TEMPE, AZ 85285
Open Session Meeting Tuesday, June 21, 2022
Mountain View Elementary

Minutes

Board Attendees

Jim Gallagher
Jeremy Bethancourt
John Aguilar
Josh Coffman
Beth Simek

KMS Attendees

Peri Swenson

Call to order: 7:03PM

- I. Review and approval of the Board of Directors Meeting Minutes from April 19, 2022
John Aguilar moved to approve, Josh Coffman second. Motion carried by unanimous consent.
- II. Review and acceptance of Income Statements dated April 30, 2022 and May 31, 2022
 - a. Invoice approval
 - b. 2021 Year-end Audit completed by Mansperger Patterson & McMullin, PLC

Josh Coffman reviewed the income statements for the members in attendance.
Beth Simek motioned to review and accept the income statements. John Aguilar second.
Motion carried by unanimous consent.

- III. Old Business:
 - a. Caretaker - Status of approved projects
Peri shared update on projects. Caretakers will be fixing the yuccas that are overhanging. The morning glories are looking terrible. Peri authorizes any plant removal and is going on a ride along with supervisor tomorrow. Some inconsistencies on how areas have been cut. Elias is the new supervisor and we have a new crew. All the cutbacks should be done by June 30..
 - b. Updated Design Review Guideline and Submittal Form mailing
- IV. New Business:
 - a. Proposal for Maxicalf fertilizer to all turf areas - Approved and work complete
 - b. Proposal for next sisso removal project - Approved and project in process
The large tree cutbacks should be done in the next few weeks
 - c. Proposal for granite at turf removal project locations - Approved and scheduled for July/August with Sunbelts
Granite is ordered so parcels 16, 17, 18 should be able to be worked on soon.
 - d. Proposal for additional wood chips at tot-lots - Approved pending installation by AZ REC
This will be worked on over the next couple of months.
 - e. Letter to gated parcels about turf reduction project
We had a couple of questions from the gated parcels asking about the reduction but no issues.

f. Wyverd - 2 Gig fiber optic internet project

We have county approval for the main community but not for the gated section. Wyverd will bring the wiring right up to your front door. Members don't have to subscribe to Wyverd if they don't want to but have the option to do so in the future. Wyverd claims no buffering or delays with what they offer. A homeowner shared that he would love to see fiber in this community. Beth Simek asked for an infographic to share on social media as people will be curious.

Jeremy Bethancourt moved to approve Wyverd to offer service in the gated community with the contingency that they use "like" product if they need to bore through our freshly sealed roads. John Aguilar second. Motion carried by unanimous consent.

V. Pending Items:

a. Gated parcel street signage replacement – ordered

Partial shipment has come in. Pending the remainder of the order and will replace upon full arrival.

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

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

d. Basketball Court resurface project - in bid process
Waiting on 3rd bid and should be complete by end of year.

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

f. Plant cactus on west side of 186th - Caretaker
Will be reviewed this week when Peri does ride along with Caretakers

VI. Open Discussion

Homeowner received a letter about painting, but her home is only 8 years old. Peri will work with homeowner. Some of the letters went out in error in certain parcels. Homes 10-12 years in age are needing to be painted.

Homeowner asked why wait until the end of the year to raise the monthly assessment? If we raise it now, we won't be in a negative state with certain bills. Peri said that we bill in a calendar year so we can't do that currently. We have been lucky to break even every year and with having to dip into the reserve more and more due to costs increasing. Another homeowner chimed in that with the rate of inflation, it shouldn't come as a surprise to anyone that we may have to increase. Jeremy asked to have assessment increase added to future agenda to ultimately vote on.

Homeowner paid compliments to the board and to KMS for being very responsive, the way the community looks and really loves the neighborhood.

Homeowner asked about the landscape approvals. He and John will discuss separately.

VII. Adjournment: 7:47PM

Minutes Prepared by Beth Simek, Secretary

Approved by: _____

Signature

8/16/22
Date