

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285
Open Session Meeting Tuesday, August 16, 2022
Mountain View Elementary

Minutes

Board Attendees:
Jim Gallagher
Jeremy Bethancourt
John Aguilar
Josh Coffman
Beth Simek

KMS Attendees
Peri Swenson

- I. Call to order: 7:03PM
- II. Review and approval of the Board of Directors Meeting Minutes from June 21, 2022

Jeremy Bethancourt moved, John Aguilar second. Motion carried by unanimous consent.
- III. Review and acceptance of Income Statements dated June 30, 2022 and July 31, 2022
Josh Coffman reviewed the income statement. Peri advised we will have additional expenditures as the storm damage and tree removal fall under this line item.
Income statement attached.
Jeremy Bethancourt moved to approve John Aguilar second. Motion carried by unanimous consent.
 - a. Invoice approval
Jeremy Bethancourt moved to approve the invoices. John Aguilar second. Motion carried by unanimous consent.
- IV. Old Business:
 - a. Caretaker - Status of approved projects
Turf reduction and tree chemicals have been paused due to all the rain but will remove soon.
 - b. Wood chip installation at 2 parks – Complete
Wood chips have been refreshed.
 - c. Repairs to ranch fence on Perryville Rd – Complete
BKB has completed the repair to the ranch fence.
 - d. Approval to complete 2nd half of concrete R&R with Concrete Elite
We are looking to be on schedule in Sept or Oct. Side walk and walkway repair. We do not have the luxury of putting this off but project has been broken into smaller projects as we are dipping into reserve to pay for this project.

Jeremy Bethancourt moved to approve. Josh Coffman second. Motion carried by unanimous consent.

V. New Business:

a. Storm damage

Peri reviewed the update on Caretaker doing what they can between storms.

b. New phone board at Parcel 16 - Installation complete

c. Review of proposals for basketball court resurface project

Pacific Tennis Courts provided his bid a while ago. SportLine was recommended by the Cities. SportLine uses Pacific Tennis Courts to install so the difference in price is markup. Our basketball court hasn't ever been resurfaced.

d. Design Review Guidelines - Minimum number of front yard plants/trees and consideration of exterior lighting

Jim Gallagher reviewed guidelines.

Beth Simek departed at 7:45PM due to family emergency. Minutes resumed by Peri Swenson.

e. 2023 budgets/assessment – Discussion on increase to master and gated assessments to meet rising costs, balance both budgets and ensure proper funding to the reserves. The master association assessment will increase by \$5 and the gated parcel assessment will increase by 5%.

f. Annual meeting next month on 9/20 – Reminder.

g. Holiday lights – Discussion on change to lighting and décor. Agreed to remove décor except at locations with no power (gated entrances and Mountain View/Citrus) and addition of colored lights in red, green and white.

h. New signage has been purchased for the parks and gated entrances and will installed over the next few weeks.

VI. Pending Items:

a. Gated parcel street signage replacement - ordered

b. Granite at turf reduction locations - pending turf removal

c. Wyverd - 2 gig fiber optic internet project - pending permits from Maricopa County

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

e. Plant cactus on west side of 186th - Caretaker

VII. Open Discussion

a. Discussion with lot 359 regarding responsibility for painting and maintenance of wall. File to be noted with agreement on responsibility.


b. Discussion with lot 672 regarding property line with neighbor. Referred to Maricopa County and requested email with details to determine if anything else can be done.

c. Comments about cows in the community in the AM hours. Call Sheriff's Department so that the rancher who grazes west of the community can remove.

VIII. Adjournment

Minutes Prepared by: Beth Simek, Secretary and Peri Swenson KMS

Approved by:


Signature

7/20/22
Date