

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285
Open Session Meeting Tuesday, September 20, 2022
Mountain View Elementary

Minutes

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

Management Attendees:
Peri Swenson, KMS
Shannon Porto, KMS

- I. Call to order: 7:05PM
- II. Review and approval of the Board of Directors Meeting Minutes from August 16, 2022

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

- III. Review and acceptance of Income Statements dated August 31, 2022
Josh Coffman reviewed the Income Statements for both the main and gated communities.

- a. Invoice approval

Jim shared with the homeowners present that this is all work that has been budgeted and is complete. Peri reviewed the invoices. Peri advised that the rep that assists with our playground equipment is retiring so we are looking at a new playground equipment management co. We still need to order parts from AZ Rec as they are only rep who has Little Tykes. HOA Playground is a company that will do cleaning, inspecting, pressure washing and managing our playground equipment. The parts for equipment is slow coming in though regardless of company. Pressure Washing was a separate charge via BKB that was a cost of \$500/quarter. Moving to HOA Playground will include pressure washing. Peri recommended HOA Playground will be a more efficient way to maintain our playgrounds.

- b. 2023 Operating Budgets/Assessments

Peri shared the draft of the budget. The board had discussed a \$5 increase to the general assessment. Peri also shared about the maintenance increase of 3% with Caretaker. We have not had an increase since inception of contract back in 2018. Additionally, the large tree trim is not included in the increase. Jeremy Bethancourt asked about raising the increase to \$6. We haven't raised our assessment since 2018. The large tree trim typically costs us about \$42K per year. Peri shared that inflation on the cost of products we use has increased exponentially. A homeowner suggested we move to \$7.50. Peri advised we are allowed to raise assessment up to 10% which would put us at \$8.50.

Beth Simek requested to open the floor to the homeowners present for input. Homeowner mentioned concern about costs on putting in new plants plus an increase in assessments will be a hardship to members of the community. Another homeowner has suggested that we need to decrease in vegetation. Homeowner suggested we increase by \$8 to put us back in a more comfortable position. A homeowner asked about the increased cost of playground inspection and ask if we can get other bids for the costs. Board advised Peri to please seek out bids. John Aguilar advised that vandalism is the hardest to deal with regarding the playground equipment. A homeowner asked about the increase percentages. Peri shared that fertilizer is up 62%, herbicides are up 282%, and Pre-Emergent is up 47%.

Peri shared we don't have to decide tonight but by October we need to have a dollar amount for the increase. Josh Coffman asked if Peri could please provide us with varying rates of increases to see what would be the most effective for the community. Jeremy Bethancourt discussed the turf reduction we've been doing already and having to use the reserves to cover the costs.

IV. Old Business:

a. Caretaker - Status of approved projects

Second half of tree trim is being completed. Caretaker is behind on the regular maintenance. Granite is scheduled to go into the gated parcel and should be done Oct. Beth Simek advised the homeowners to advised that we are very aware that Caretaker is not doing a good job and is breach of contract with us. Caretaker is on notice that we are holding them in breach.

Jim Gallagher advised that the smaller plant material is not being replaced unless there is a desert island. Trees are not being replaced either. We know there is a lot of vegetation, and we are working on continued reduction, but everything is at a cost. Homeowner asked about cost of projects. Jim Gallagher said that because we are using so much in reserves, we haven't been able to back fill the amounts what we are using with the increased costs of projects.

b. Concrete R&R 2nd half underway week of 9/19

c. DRC- Recommendation on minimum plant/tree requirements

John Aguilar shared that the DRC is recommending that the guidelines should be changed from 2 trees and 6 plants to require 1 tree and 6 plants. Driveway extensions will be taken under consideration if 6 plants won't work with what you have in the yard.

d. Holiday lights - scheduled

A homeowner asked about eliminating the night tours and the holiday lights to save money. Jim Gallagher shared that night tours are necessary, and the cost of lights has been scaled back but homeowners have requested them each year and we will continue with the lights.

- V. New Business:
 - a. Change to park equipment inspection/repair service Discussed previously.
 - b. New signage - installation complete
- VI. Pending Items:
 - a. Gated parcel street signage replacement - ordered
 - b. Granite at turf reduction locations - scheduled for 10/6
 - c. Basketball court resurfacing project - approved pending schedule
 - d. Wyyerd - 2 gig fiber optic internet project - pending permits from Maricopa County

Homeowners asked for an elaboration on this process. John Aguilar advised that this is a cable and internet company. A homeowner shared that this is a great option to Cox and Centurylink. There is no obligation of any homeowner to subscribe. Peri advised that Wyyerd won't begin until later this year. Installation is at the homeowner discretion. Homeowner asked about damage to the roads. Josh Coffman shared that Wyyred does a horizontal installation so nothing has to get ripped up. Any blemishes in the road are repaired by Wyyred. Peri advised that they will be hanging up door signs and letting people to know when they will be in the neighborhood.

- e. Cost for consideration of pickleball court(s) - in bid process
- f. Plant cactus on west side of 186th - Caretaker

VII. Open Discussion

Homeowner asked us about grass removal. He was informed that that is still in progress.

Homeowner asked about the pickleball courts. Beth Simek advised that a homeowner requested we seek bids so we are doing what is requested.

Homeowner asked about Glendale annexing and how will it affect us. We are unable to answer as we don't know.

Homeowner asked about vandalism, theft, solicitors. He shared he's concerned about crime in the neighborhood. Another homeowner asked about the private security service. Jim Gallagher advised that our insurance company wouldn't allow it and it was eliminated 3 years ago.

Homeowner asked about parking in the streets at night. Peri asked that if there is a parking issue to please share with her so she can ensure that the vehicles are on the violation reports. Several homeowners echoed the sentiment.

Another homeowner said she has multiple drivers and has an issue with not being able to park in street due to the large number of cars they have. Peri shared the requirements to extend driveway as an option to consider.

Homeowner asked about rule for parking on street. Jim Gallagher advised the homeowner that there is no overnight parking. Another homeowner said that it's unenforceable, but Peri shared that it is enforceable due to the CCR's.

Homeowner asked about permission for overnight parking. Peri advised just email her and she will let the overnight tour know or make a note if the address does get swept up in the tour.

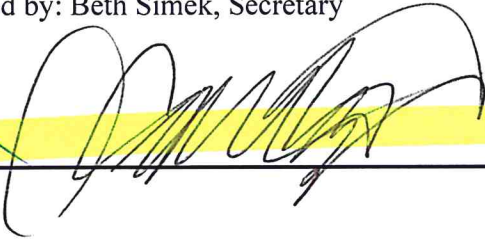
VIII. Adjournment: 8:09PM

Minutes Prepared by: Beth Simek, Secretary

Approved by:

Name

Date

 10/22/22