

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285
Open Session Meeting Minutes
Tuesday, January 17, 2023 7PM
Mountain View Elementary

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

Kinney MGMT Attendees:
Peri Swenson

- I. Call to order-7:03PM
- II. Review and approval of the Board of Directors Meeting Minutes from November 15, 2022

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

- III. Review and acceptance of Income Statements dated November 30, 2022

Peri reviewed the statements, we do not have the December statement yet. Jeremy Bethancourt moved to approve, John Aguilar second. Motion carried by unanimous consent.

Invoice Approval

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

- IV. Old Business:

- a. Caretaker - Status of approved projects

Peri advised the 3rd sisso tree removal project is nearly wrapped up. Caretaker should be completed by late February. Peri will bring a new proposal for the next 100 trees. This project will complete 300 sisso trees removed in the community.

Pre-emergent has been done but will be re-treated since we've had substantial rain. The 404-permit area should be done by February/early March.

- b. Large neighborhood park sign ordered - installation complete
- c. HOA playground inspection complete

Our first inspection has been completed with the new inspection company. We are set quarterly for cleaning and minor maintenance and yearly for inspections.

V. New Business:

a. Insurance policy renewals

Our insurance comes up for renewal Feb 1. We've been with Mahoney Group since community was established. Our premium will go up by \$1200. We are bidding with another provider (LaBarre) to see if we can save any money. This increase is reasonable and within market standard, but we are bidding to see if there is a difference. Peri will renew with the Mahoney Group unless LaBarre has a better price.

b. HOA Playground estimates (3)

Estimates are in the packets. The report shows repairs that are of little, medium, and high importance. Estimates include all items in the medium and high range of importance. One of the priorities is to refresh the woodchips in 3 parks. These expenses would need to come from our reserves. Beth Simek asked about the estimate of cubic yardage (CY) on the estimate for the big park (10009 N. Erin) as it appeared to be not enough based on the size of the area. Peri advised that we had refreshed the woodchips in the big park so not needing to refresh as deeply.

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

c. Underground water leak

Peri advised we had a significant underground water leak in the area of 9853 N. Cortessa Pkwy. EPCOR contacted Peri and it was fixed the next week. This was a \$13,000 leak. Jim Gallagher asked what was the cause of the leak? Peri advised Caretaker said it was a sisso tree root that damaged the pipe. Jeremy Bethancourt asked about the cost of repair. Peri advised because it was a 2-inch line, it's considerably more. Jeremy asked if EPCOR has a program where they could work with us on the cost of the bill. Peri will inquire to EPCOR. John Aguilar asked if we could get an estimate on the flow sensor for future issues from Caretaker.

d. Request for lighting at mailboxes

Homeowner shared his request to have lighting at the mailboxes. Solar would be our only option. Peri advised that the cost is roughly \$1500 per light. Jim Gallagher said that with inflation being significant and our just raising dues, we'd like to try to reduce our spending so that we can balance our budget. The cost would be roughly \$75,000 to do this project. This is definitely on the task list but we are trying to be good stewards with spending over the next year.

A homeowner mentioned his concerns about the lack of lighting and the safety concerns with burglary.

e. Graffiti/vandalism

Graffiti /vandalism increased due to the holiday. We had a couple of invoices that were significant over the holidays resulting in nearly \$1100 in damages.

VI. Pending Items:

- a. Basketball court resurfacing project - approved pending schedule

Pending 2 days of nice weather and at least 70 degrees so that the surfacing can dry before the kids play on it.

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

Cortessa has been pushed back a little as Wyverd is inundated with new customer requests all over the valley.

- c. Updates to minimum plant count/Design Guideline updates

Peri advised she's working on it.

VII. Open Discussion

Homeowner mentioned the county coming to redo the resurfacing. Jim Gallagher suggested that homeowners need to complain to the county. He is continuing to complain himself but encouraged everyone at the meeting to complain.

Homeowner mentioned issue with flow of traffic at MV. With the design of the community and layout of the school, there is no opportunity adjust the flow of traffic.

Homeowner asked about status with Caretaker as the community has weeds and doesn't look as nice. We would like to go out to bid in a few months but now none of the landscaping companies are doing a very good job. All the companies have a shortage of staff and there is no company that has not incurred this issue.

A homeowner mentioned orange covers on the drain coverage. The builder should have removed it when they left but we will have a crew pick it up. Homeowner will provide Peri with the address.

VIII. Adjournment-7:55PM

A handwritten signature in black ink, followed by the date "2/21/22" written in a similar cursive style.