

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285
Open Session Meeting Minutes
Tuesday, February 21, 2023 7PM
Mountain View Elementary

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

Kinney MGMT Attendees:
Peri Swenson

- I. Call to order-7:02PM
- II. Review and approval of the Board of Directors Meeting Minutes from January 17, 2023.

John Aguilar moved to accept, Jeremy Bethancourt second. Motion carried by unanimous consent.
- III. Review and acceptance of Income Statements dated December 31, 2022

Jeremy Bethancourt moved to approve, John Aguilar second. Motion carried by unanimous consent.

Expiring CD's – Jim Gallagher moved to approve reinvesting for 18 months/4% interest at CIT, Jeremy Bethancourt second. Motion carried by unanimous consent.

Invoice Approval - Jeremy Bethancourt moved to all invoices presented. 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 complete. Replacement trees will be planted late March into April. Caretaker should be completed by late February. Will have a proposal for next removal project for the March or April meeting.

Pre-emergent is complete but post is in process due to new weeds from rains. The 404-permit area should be complete by April. Delayed due to rains and other projects being completed.

Work on drainage culvert repairs to begin in March in the area of 181st/Vogel.
 - b. Insurance policy renewals are complete with change in Broker from the Mahoney Group to Labarre/Oksnee Insurance.
 - c. Basketball court resurfacing project – Complete
 - d. HOA Playground wood chips – Installation complete

V. New Business:

- a. AZ Department of Water Resources – Yearly report is now required on what Cortessa is doing to conserve water use.
- b. Construction netting on street culvers – Netting has not been removed because it is permanently installed. Looking into options and will also contact Maricopa County.
- c. Minor block repairs on 186th Lane and Citrus will be repaired on March 25th.

VI. Pending Items:

- a. 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.
- b. Updates to minimum plant count/Design Guideline updates - Peri advised she's working this.
- c. Roof tiles at park ramadas – need proposal.
- d. Solar lighting at mailboxes – future project.
- e. Cost for flow sensors from Caretaker – need proposal
- f. HOA Playground repairs – pending parts and installation

VII. Open Discussion:

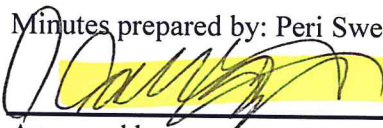
Continued comments about Maricopa County roadwork. Jim Gallagher suggested that homeowners need to contact the county. He is doing the same and encouraged everyone to do so.

Homeowner asked about status with Caretaker as the community has weeds and doesn't look as nice. Locations noted with leaks and irrigation running to long were noted.

Questions on parking rules and issues noted.

VIII. Adjournment-7:40PM

Minutes prepared by: Peri Swenson – KMS


Approved by

3/21/23
Date