

CORTESSA COMMUNITY ASSOCIATION  
P.O. BOX 25466  
TEMPE, AZ 85285

Open Session Meeting  
Tuesday, March 21, 2023  
Mountain View Elementary 7PM

Minutes

Board Attendees:

Jim Gallagher

Jeremy Bethancourt-Absent

Josh Coffman-Absent

John Aguilar

Beth Simek

KMS Attendees

Peri Swenson

- I. Call to order-7:03PM
- II. Review and approval of the Board of Directors Meeting Minutes from February 21, 2023

Motion to accept carried by unanimous consent.

- III. Review and acceptance of Income Statements dated February 28, 2023  
Peri reviewed the income statements for the attendees of the meeting. Waste Management contract is in our 5<sup>th</sup> year. This contract has a built-in increase over the 5 years. Board requested an amendment to the budget to adjust.

Motion to accept income statements was accepted by unanimous consent.

a. CD's expiring

We had a CD expiring on 3/16/2023. Last month we had agreed to renew the CD but we have exceeded our balance preventing us from doing this. Peri shared CD options with the board.

Motion to reinvest the CD for 26 weeks was carried by unanimous consent.

b. Invoice approval

Invoices were reviewed. Peri advised about the broken toy in the big park will be removed and not replaced.

IV. Old Business:

a. Caretaker - Status of approved projects

404 area will be done in April.

Planters have not been refreshed yet due to weather being too cold to plant. Weeds have been removed. Proposals are in new business.

b. Construction netting on street culverts

The orange netting was permanently attached by Maricopa County to the inside of the gutter so we have to have Maricopa County come out to remove as Caretaker can't remove.

c. Minor block repairs - Complete

d. Basketball court resurfacing - Complete

e. HOA Playground - Wood chip installation complete

V. New Business:

- a. Large tree trim proposal from Caretaker  
Map presented gives an overview of the trees to be trimmed. Price to species is a good price.

Board agreed to hold off the tree trim proposal until April's meeting.

Sisso removal will complete 185<sup>th</sup> Ave & Ln and 181<sup>st</sup> Ave. This area has been problematic. We have about 300 trees to go.

Motion to approve remove of next group of trees passed by unanimous consent.

Drainage culverts and sisso removal are the key projects for this year. Basketball courts are done, woodchips are done for the year.

VI. Pending Items:

- a. Wyverd - 2 gig fiber optic internet project - pending permits from Maricopa County  
We are tentatively on the schedule for May.  
Cox Communications contractor ripped up landscape on Olive and has left a box open. They have left lines laying out and despite 2 phone calls, have yet to come fix the problem.
- b. Updates to minimum plant count/Design Guideline updates - in process  
Per September 2022 meeting minutes, 1 tree, 6 plants. Board is open to discussion anyone who may need a variance on a case-by-case basis. We want to maintain consistency throughout the community.
- c. Roof tile repairs 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 scheduling
- g. Reports to ADWR - to be completed  
ADWR is due on 3/31/2023.

VII. Open Discussion

Peri provided clarification to homeowner who asked for more information on Waste Management contract.

Community member asked about racing in Peoria. Sheriff's office has been notified but they have been lax in response time.

Community member asked about barking dog. KMS has sent notice, but we are unable to do more. A request for arbitration can be made but we are unable to enforce the ordinance.

A community member asked about chickens. We are not allowed per the CCRs to have chickens.

A community member asked about when we last went to bid for landscaping company. Our last bid process was 4 years ago. We have a new manager on the property. The process is extensive to go out for bid. We are on a month-to-month

contract with Caretaker at the moment.

VIII. Adjournment-8:01PM

Minutes prepared by Beth Simek, Secretary

Approved by: \_\_\_\_\_

4/18/23  
Date