

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

Open Session Meeting
Tuesday, June 20, 2023
Mountain View Elementary 7PM
Meeting Minutes

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

KMS Attendees:
Peri Swenson
Mike Swenson
Caretaker Attendees:
Aaron Conquist-Acct Mgr
Josh Dressler-Branch Mgr

I. Call to order-7:03PM

- II. Caretaker Landscape Maintenance—Aaron reviewed the progress of the cutbacks. June 1 Caretaker began the 4-week cycle that was part of our contract. It is a trimming and detail cycle. The sisso and willow tree sprouts are popping up and Caretaker is working with the Arbor division to re-spray poison on the roots. Monsoons may cause delay in the cycle as the teams will shift to clean up. The team has done very well keeping up on the weed maintenance but the tree sprouts will be addressed again.

Turf issues are resulting from Epcor reducing the water pressure. This reduction in water pressure is causing the sprinkler heads not popping up because not enough PSI to make them pop. Caretaker is trying to work with Epcor to get notice of when they will be reducing the water pressure. Bermuda grass will also green up as long as the overnight temperatures continue to be in the 80s which is ideal for Bermuda growth.

Park fertilization will be completed by the end of next week. Crew has found homeowners opening of the valve boxes to prevent watering in the parks so kids can play. Remedies considered are putting lock boxes on the valve boxes as well as putting in cameras.

Tree replacement will be considered once we can get the sisso roots to die out and grind the stumps. Mulgas will be used to line the roads. We will not be replacing tree-for-tree but being more conscientious of where replacements will be planted. We can discuss in the fall once the temperatures decrease from summer.

Tree stump removal proposal was sent for the large mesquite trees. Jeremy Bethancourt mentioned that the cost seemed very high. Josh Dressler advised that the process is labor intensive. They are unable to use the stump grinder on these stumps. There will be more labor-intensive steps having to be used.

The other proposal is for the culverts in the parks that need to be done. We can discuss how we want to prioritize the work. There is a particular culvert that is having to be worked on nearly daily due to standing water. We want to eliminate any mosquito issue that may arise with the weather warming up. Jeremy Bethancourt mentioned Cortessa Pkwy and Sanna is culvert is still having an issue. Our contract

stipulates that this area needs to get cleaned out and resolved.

Peri mentioned a mesquite down on 185th and Caretaker will look at it this week.

A homeowner asked about the gophers. Aaron mentioned that he speaks with the pest control people who work this area. Jeremy Bethancourt mentioned prairie dogs are also creating holes in the community as well. Gopher control continues to be a work in progress.

The flower planter on Peoria has been replanted due to a faulty valve not watering the beds. The valve has been replaced as well.

- III. Review and approval of the Board of Directors Meeting Minutes from May 16, 2023
John Aguilar moved to approve the minutes, Josh Coffman second. Motion carried by unanimous consent.

- IV. Review and acceptance of Income Statements dated May 31, 2023
Josh Coffman reviewed the income statements.

a. CD Update

Peri was able to get our CD updated at 4.15%. The master and gated each have \$100,00 invested at the 4.15%. We need liquidity to pay for current projects so a third CD will be considered later.

b. Invoice approval

Peri reviewed the invoices.

c. Draft 2022 Audit

Peri reviewed the draft audit. Jeremy Bethancourt moved to accept. John Aguilar second. Motion carried by unanimous consent.

- V. Old Business.

a. Soccer field lights - not complete

- VI. New Business

a. Rural Metro request

Rural Metro sales rep is offering to come to an upcoming meeting to share about fire services for homeowners. Jim Gallagher requested that they come to our Sept meeting which is the annual meeting.

b. New association bank name

The July assessment will reflect the association is now with Citizens Bank. CIT was purchased by Citizens Bank. There are no changes and nothing that a homeowner has to do regarding this change.

c. Estimate for Ramada roof repairs

Quote is for all 5 ramadas. Jeremy Bethancourt moved to accept the estimate. John Aguilar second. Motion carried by unanimous consent.

d. Estimate for drywell repairs/maintenance

Our usual company, Torrent, has an 8 month wait just to have someone come out to quote the drywells in the culverts. Peri advised that her other Surprise community contracted with StormWater Pros and were satisfied with their work and their quote was thousands of dollars less than Torrent. Peri suggested we break this down into 3

smaller projects. John Aguilar and Peri have walked the areas and discussed the work that needs to be done. The quote is reflective of that work. Beth Simek shared her initial sticker shock of the cost of repairing the drywells but breaking it up into smaller projects does make this more palatable. We cannot keep putting this off as we need to eliminate the mosquito issues as much as we can.

Beth Simek moved to get a quote for 3 smaller projects. Josh Coffman second. Motion carried by unanimous consent. Jeremy Bethancourt requested to also see what needs to be done as this quote is rather high and the board should be able to defend why we are spending this money.

VII. Pending Items:

- a. Updates to minimum plant count/Design Guideline updates in process
John Aguilar as DRC chair will work with Peri and Mike on any updates.
- b. Cost for flow sensors from Caretaker - pending proposal
- c. HOA Playground repairs - parts ordered
Some parts have come in but not all of the parts are received.
- d. Clean out of street gutters
Homeowner mentioned that Maricopa County has been around recently to clean the gutters. Peri has renewed the trouble ticket with the County to ensure they keep on it.
- e. WM agreement/budget update
Our agreement continues through 2024. Our account rep advised we may have a credit coming based on the billing on a couple of our bulk pick-ups.
- f. Notice from Christmas Light Decorators-pending quote from new decorator

VIII. Open Discussion

Homeowner mentioned again about water pressure issue.

Homeowner asked about landscaping on her corner lot. Peri advised that no plants need to be planted on the street side of the wall. Homeowner advised that there are plants there currently that are dying due to issues with irrigation. John Aguilar confirmed that it's ok to cap the irrigation and pull the plants. Peri will also connect with the homeowner to note the file.

Homeowner asked about responsibility of damage from a neighbor's sisso tree. Peri advised that the homeowner should connect with the other homeowner and it would be shared costs.

Homeowner asked if we are looking at another landscaping contractor and have we sought other bids for the stump removal? Jim Gallagher advised that Caretaker is on a probationary period now and we are allowing Caretaker to correct their issues. We have seen significant improvement, fortunately. Peri advised that the stump removal

has not been bid out because we get discounted service costs by using a full-service company like Caretaker. With the volume of work that is involved with removal of these two mesquite trees will be significant and what we were quoted is reasonable.

Peri Swenson shared that it's been her pleasure to serve Cortessa and is retiring at the end of July. Mike Swift will be our new Community Manager.

IX. Adjournment-8:07PM

Minutes Prepared By: Beth Simek, Board Secretary
Approved by:

NAME

DATE

DRAFT