

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

Open Session Meeting Tuesday,
September 19, 2023
Mountain View Elementary
To follow Annual Meeting

Minutes

Board Attendees:
Jim Gallagher
Jeremy Bethancourt (absent)
Josh Coffman

Kinney MGMT Attendees:
Mike Swift
Guest: Shawn G.
Rural Metro

John Aguilar
Beth Simek

I. Call to order: 7:07PM

Board introduced itself to the members. Mike Swift introduced himself and shared his email, mike@kinneymanagement.com

II. Guest Speaker, Shawn G, PIO for Rural Metro

Rural Metro runs on subscription service. Maricopa County does not fund property tax for our area to pay for fire service so Rural Metro is available to us. Subscription amounts are based on square footage of home.

Services provided: Fire, medical and recently added rattlesnake removal. Natural gas issues, traffic accidents, battery changes of smoke detectors are also part of service. All firefighters have EMT training. Cotton and Olive is the location of our closest station and they do offer station tours. Ambulance transport is NOT included with subscription.

Shawn shared various scenarios and potential costs for non-subscribers.

Homeowners asked various questions about the service and programs. Shawn shared that RM is willing to create a master plan contract with the community.

III. Review and approval of the Board of Directors Meeting Minutes from August 15, 2023

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

IV. Review and acceptance of Income Statements dated August 31, 2023

Josh Coffman shared the income statements. Josh shared that the board will not be taking on any additional projects unless critical, so we don't have to dip into community's reserves.

Homeowner asked what types of projects we do. Jim Gallagher shared that parks, irrigation basins, etc.

Homeowner asked why we aren't laddering our CDs to take advantage of higher interest rate percentages. He was advised that those were not options made available to us by our banker.

Homeowner asked about Acorns Grow line item. We have that singled out to identify their uniqueness, but they pay assessments just like any other homeowners.

a. Invoice Approval

Mike Swift reviewed the invoices with the board.

b. 2024 Assessments

Mike Swift reviewed the assessments and asked if we intended to increase assessments? Jim Gallagher shared the board has no plans to increase assessments.

c. Draft 2024 Budgets

Mike Swift shared the draft budget. Inflationary costs drop our income about \$7K and utilities (electric, trash, water) have increased by over \$50K. Draft budget does not include fertilizer which we have not been billed for YTD. There is a CD expiring in October and consider cashing it out to cover costs.

V. Old Business:

a. Approval of Stormwater Pros Proposal

John Aguilar and Mike Swift met with Stormwater Pros. The board has decided to put the repairs into quadrants ranging from most critical to least critical. It was decided that the most critical of repairs would be managed first for the drywells. We may wait until spring for the partially and least critical. The drywells have never been serviced and are filled with silt. Homeowner asked if it was even necessary to do and it absolutely is necessary because water pools and causes mosquito infestation. Additionally, we risk violations from the county if we don't repair.

Beth Simek moved to move forward with beginning the most critical projects first. John Aguilar second. Motion carried by unanimous consent.

b. Waste Management

Mike Swift reviewed the process our new trash days. Trash is picked up on Tuesday. Recycle is still on Wednesdays. The Board had advised KMS to not send notices for trash while the community adjusted to the new days. Trash can notices will resume.

VI. New Business:

a. Proposed 2024 Caretaker Increase

Caretaker sent a proposed 5% increase.

Josh Coffman moved to decline the proposed increase. Beth Simek second. Motion carried by unanimous consent.

b. Design Review Guideline Updates

Mike Swift reviewed the various updates to the design review guide which will be available on the website.

VII. Pending Items:

a. HOA Playground repairs - parts ordered.

b. Christmas lights

Mike Swift shared that Spirit Lighting will install beginning of November and taken down in January. Beth Simek asked Mike Swift if the residents could also please turn their Christmas lights when the community's lights go on. The board agreed and instructed Mike Swift to hold violations about holiday lights at Christmas for the residents.

VIII. Open Discussion

Homeowner asked about changing our landscape to a more xeriscape property.

Homeowner asked about what our threshold is for reserves. Mike Swift will get back to homeowner with what we will have in reserves.

Homeowner asked if we would be putting in a dog park. Beth Simek advised our attorney advised against it due to liability issues. Homeowner said they put signs in other communities that the Board isn't liable. That doesn't alleviate anyone from being sued and would cost the community money in legal fees.

Homeowner asked about process for violations. Mike Swift shared the process.

Homeowner shared about the entrance on Cortessa parkway and Olive looking poorly. He suggested we just keep the palm trees. Jim Gallagher advised we will definitely look into it.

IX. Adjournment-8:26PM

Minutes prepared by Beth Simek, Secretary

Signed by: _____

Date: _____