

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

Open Session Meeting
Tuesday, August 15, 2023
Mountain View Elementary 7PM

Minutes

Board Attendees:
Jim Gallagher (absent)
Jeremy Bethancourt (7:10PM arrival)
Josh Coffman
John Aguilar
Beth Simek

KMS Attendees
Mike Swift

- I. Call to order: 7:02PM
- II. Review and approval of the Board of Directors Meeting Minutes from June 20, 2023
Josh Coffman moved to approve, John Aguilar second. Motion carried by unanimous consent.
- III. Review and acceptance of Income Statements dated July 31, 2023
Josh Coffman reviewed the income statements for both the main and gated communities. He also reviewed the CDs and reserve balances.
 - a. Invoice approval
John Aguilar reviewed the irrigation repairs that had to be repaired due to vandalism and then valves being replaced due to normal wear and tear. The softball field lighting in the large park were being tampered with and the ground boxes have since been fixed.
 - b. Approval of 2022 Year-End Audit
Josh Coffman reviewed the year-end audit report.

Josh Coffman moved to accept the income statement, invoice approval and year end audit.
John Aguilar second. Motion carried by unanimous consent.
- IV. Old Business:
 - a. Ramada roof repairs - Repair complete
Mike Swift reviewed the repair, and it has been completed.
- V. New Business:
 - a. Proposal for drywell repairs/maintenance

John Aguilar and Mike reviewed the drywell repair and maintenance. The proposal is broken down into the most critical to the least critical repairs that need to be managed. It appears that these drywells have never been maintained and we need to make decisions to get fixed based on budget. John Aguilar advised that we will be tabling this until next meeting so board president Jim Gallagher can be present for the conversation.

- b. Christmas light proposal
John Aguilar reviewed the lighting proposal. The lighting will match and it's the same items that we've had in the past.
- c. Winter grass overseed
John Aguilar reviewed the overseeding and the issues with the water pressure via Epcor. The sisso sprouts are sprouting up and Caretaker is trying to find a product that kills the sissos but not the grass. Caretaker also advised that their large mower went out 2 weeks ago and their smaller mowers are working overtime to catch up. Epcor relayed to Caretaker that we should have adequate water pressure. A homeowner said he has about 60psi. Other homeowners have mentioned that there is a fluctuation in pressure throughout the day. Beth Simek said once the construction of the shopping center and the community off of Olive get completed, we should have our water pressure back. Beth Simek mentioned that we as a board have asked Kinney to have leeway on homeowners who are clearly trying to keep their yards up but the weather and water pressure are precluding growth. Mike Swift asked that everyone please communicate with him if they get a notification about their yard so it can be noted on the file.
- d. New sign P.18 Beryl Court
The sign was damaged by a car accident and has since been replaced.

VI. Pending Items:

- a. Updates to minimum plant count/Design Guideline updates - in process
Design guideline is being completed. Please connect with Mike if any questions or if notification received so file can be noted.
- b. HOA Playground repairs - parts ordered.
Parts are still on backorder, but we are pending their arrival so we can
- c. WM agreement/budget update
Mike shared he is pending an update from WM about a credit issue. The schedule is being changed to trash on Tuesdays and Wednesdays for recycle.

VII. Open Discussion

Homeowner asked about why WM is changing the schedule. Mike Swift said he didn't receive a reason why the routes changed. A homeowner asked if the card was the only communication? It was on the website, on the card, and WM was supposed to send out a notice. A suggestion was put out to hang notices at the mailboxes.

Homeowner asked about possibility of putting in speed bumps due to speeding in community. The cost has been prohibitive of our ability to do that. John Aguilar advised we can ask the Sheriff's office to patrol more. Same owner also asked about lighting off 181st and Mission. We can ask APS to consider a new streetlight or adjust the existing lighting.

Homeowner asked about the upcoming board elections. There are 2 positions that are up for election. Same homeowner asked about compliance. She asked if there is a picture taken of the violation? Mike advised that they don't usually take photos until the final violation. If there is a concern that the violation isn't theirs, contact Mike to discuss as Kinney will work with the homeowner to resolve the issue.

Homeowner asked about use of rhino shield as it has a 25-year warranty. The board advised that it's the homeowner responsibility to maintain the appearance of his home whether using rhino shield or not.

Homeowner asked about the maintenance of the community with issues regarding block walls, flowers, trees, grass, etc. Jeremy Bethancourt shared that it's multiple vendors that we use for various needs in the community. Caretaker has been put on notice and has had issues with their machinery recently but should be back on target with their rotation. Mike advised that if we let him know, he can connect with Caretaker to get an update on what they are doing in an area of the community.

Homeowner mentioned an irrigation leak on Perryville between Peoria and Olive on the path. Homeowner will email Mike and he will follow up with Caretaker.

VIII. Adjournment-8:19PM

Minutes prepared by: Beth Simek, Secretary

Signed by:

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