

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285
Open Session Meeting
Tuesday, November 15, 2022
Mountain View Elementary
7PM

Agenda

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

KMS Attendees:
Peri Swenson

- I. Call to order—7:02PM
- II. Review and approval of the Board of Directors Meeting Minutes from October 18, 2022

John Aguilar moved to approve the meeting minutes, Josh Coffman second, motion carried by unanimous consent.
- III. Election of Offices-

Jim Gallagher made a motion to re-elect everyone to their current positions. Beth Simek second. Motion carried by unanimous consent.

Jim Gallagher-President, Jeremy Bethancourt-VP, Josh Coffman-Treasurer, Beth Simek-Secretary, John Aguilar-Director.

Board introduced itself to the homeowners present. Homeowner volunteered to join the design review committee.
- IV. Review and acceptance of Income Statements dated October 31, 2022

Josh Coffman reviewed the income statements for both the gated and master community.
 - a. Invoice approval
Peri reviewed the invoices. A homeowner asked for clarification on the line items regarding weed control. Peri provided information about when a project is completed versus when we are actually billed to explain the discrepancies.
 - b. Approval of 2023 Operating Budgets
Peri explained to the homeowners present about the \$8 increase to the assessments. This change will take place January 2023. A homeowner asked about the turf reduction and how it will ultimately be a return on investment. Jim Gallagher explained about the cost of watering, the county limitations, and to have a greater return on investment in our water consumption. Peri shared that it would take about 8 years for us to see ROI and that we are now done with turf reduction. Our main project now is sisso tree removal and concrete repairs because of the damage the sissos have caused. Another homeowner shared about the overwatering happening and was shared about the overseeding and reseeding that is taking place.

- V. Old Business:
- a. Caretaker - Status of approved projects
 - b. Large neighborhood park sign ordered
 - c. Gated parcel street signage - installed
 - d. New playground inspection/repair service to start in January
 - e. Holiday lights - installation complete

Peri reviewed the old business. She will adjust the timing of the holiday lights but otherwise all is either in process or completed.

- VI. New Business:
- a. Caretaker proposal for backyard tree root damage
 - b. Overseed damage from rain

Jim Gallagher and Peri reviewed the new business. To adjust our overseeding cost, a decision was made to reduce the replanting of flowers.

- VII. Pending Items:
- a. Basketball court resurfacing project - approved pending schedule

The roughing up has taken place and the resurfacing will only take about 24 hours to complete.

- b. Wyyerd - 2 gig fiber optic internet project - pending permits from Maricopa County
- c. Cost for consideration of pickleball court(s)
Pending the bid when the resurfacing company comes back out to resurface the basketball court.
- d. Updates to minimum plant count/Design Guideline updates

A homeowner asked about why we don't allow citrus in front yards. We don't allow citrus in the front yards in order to prevent a rodent population from coming into the community.

VIII. Open Discussion

A homeowner shared how impressed he is with the community. He said there is a park near his home that has a lot of spurge. He is concerned about getting a notification when he feels common areas aren't as well maintained. He shared photos that he took today of the spurge near his home. He would like us to direct the landscape crew to be more diligent with weed control. He was also concerned about the culvert having pooling water which attracts mosquitos. Jim Gallagher said that Caretaker is on property, and we have already asked them to be more aggressive in the weed control. Peri shared that the culvert is required to be there by Maricopa County. We have been working on the culverts and there is a poison that is applied to try to minimize the mosquitos. The culverts are being reshaped and the curbing is being removed to do that. We are currently working on the worst culverts first and Caretaker will be managing them.

A homeowner was asking about swings in the park because there are only baby swings. Peri shared that there is a law that requires that the swings must match so there have to be 2 baby swings or 2 regular swings and we can't have one of each. We have regular inspections of the play equipment. The board directed Peri to investigate changing the swings out to older kid swings.

Jim Gallagher advised that MCDOT has postponed everything until spring. He advised that he has complained vigorously to the county about the workmanship of their sealing of the road, how they haven't finished the painting of the directionals, or the reflectors. It is helpful that there are more homeowners complaining via the email address.

IX. Adjournment-7:48PM

Minutes prepared by: Beth Simek, Secretary

Approved by:

Date

1/17/2023