

CORTESSA COMMUNITY ASSOCIATION  
P.O. BOX 25466  
TEMPE, AZ 85285  
Open Session Meeting  
Tuesday, October 17, 2023  
Mountain View Elementary  
To follow Annual Meeting

Minutes

Board Attendees

Jim Gallagher  
Jeremy Bethancourt (absent)  
John Aguilar  
Josh Coffman (by phone)  
Beth Simek

KMS Attendees

Mike Swift

- I. Call to order-7:29PM
- II. Review and approval of the Board of Directors Meeting Minutes from September 19, 2023

John Aguilar moved to approve the meeting minutes. Jim Gallagher second. Motion carried by unanimous consent.

- III. Review and acceptance of Income Statements dated September 30, 2023
  - a. Invoice approval
  - b. Final Draft 2024 Budgets

Mike Swift reviewed the income statement. John Aguilar asked if we were done with the large tree trimming for the year.

John Aguilar moved to accept the income statement. Jim Gallagher second. Motion carried by unanimous consent.

Mike Swift reviewed the draft of the budgets. John Aguilar moved to approve the 2024 budget. Jim Gallagher second. Motion carried by unanimous consent.

- IV. Old Business:
  - a. Winter overseed/tree planting
  - b. Stormwater Pros

Mike Swift reviewed the overseeding and the status of Stormwater Pro projects.

- V. New Business:
  - a. None

- VI. Pending Items:
  - a. HOA Playground repairs – parts ordered.
  - b. Christmas lights

Playground parts have been ordered and we are pending their arrival. Christmas lights will be going up on or around Nov 1.

## VII. Open Discussion

A resident asked about putting up sandwich board signs to try to increase attendance at meeting. We will investigate cost. A resident suggested asking if the school could add it to the marquee. Mike Swift will ask the school/district.

A resident brought up an issue with company trucks on corner of 180<sup>th</sup> and Hatcher/Sunnyside. He also brought up an issue with dog poop. He also mentioned that the playground off Vogel has been vandalized. He asked about an off-hours emergency line to report issues with water. Mike Swift said he contacted our after-hours landscaper to get water turned off and the regular landscaper fixed it. Beth Simek asked about whether the trucks belong to a resident or if they are work trucks for the construction going on? Resident advised he spoke to the resident who was nasty to him. Mike Swift advised that he sent violation notices for those vehicles and notices can send out again. Dog poop is an ongoing issue that is a result of pet owner negligence. Mike Swift will work with the homeowner to manage his concerns.

A resident asked about the number of residents who take advantage of paperless billing and how this would be important to track. Same resident asked about whether we've had a specialist to review the property on what we can do to reduce water costs. Mike Swift advised that Epcor has been unresponsive to his requests but will continue to try. We have xeriscape in areas around the community over the past 3 years. Caretaker monitors our water usage.

## VIII. Adjournment-8:03PM

Minutes Prepared by: Beth Simek, Secretary

Signed by:

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Name

Date