

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

Open Session Meeting  
Tuesday, February 20, 2024  
Mountain View Elementary  
Minutes

Board Attendees:

Jim Gallagher  
Jeremy Bethancourt (arrived 7:14PM)  
John Aguilar  
Josh Coffman  
Beth Simek

KMS Attendees:

Mike Swift

- I. Call to Order: 7:09pm
- II. Review and approval of the Board of Directors Meeting Minutes from January 16, 2024

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

- III. Board position appointments  
Jim Gallagher moved to keep Beth Simek as Secretary. John Aguilar second.  
Jim Gallagher moved to keep Josh Coffman as Treasurer. John Aguilar second.  
Jim Gallagher moved for John Aguilar to position of Vice President. Josh Coffman second.  
Jim Gallagher moved for Jeremy Bethancourt to position of Member at Large. Josh Coffman second.  
Beth Simek moved for John Gallagher to be President of the Board. John Aguilar second.

Motions carried by unanimous consent.

Jeremy Bethancourt arrived at 7:14PM

- IV. Review and acceptance of Income Statements dated December 31, 2023 & January 31, 2024.
  - a. Invoice approval
- V. Mike Swift reviewed the income statements.

John Aguilar moved to accept the income statements. Josh Coffman second. Motion carried by unanimous consent.

- VI. Old Business:
  - a. Stormwater Pros  
Mike Swift reviewed the Stormwater Pros invoice. Jeremy Bethancourt advised that Caretaker is trimming the grass at the drywells but hadn't been clearing them out. Mike Swift advised that Stormwater Pros cleaned out the storm drains previously. The second phase of the project can be postponed until summer. Josh Coffman asked Mike Swift about Caretakers scope of work to ensure they are clearing out the drywells as

contracted.

VII. New Business:

a. Homeowner requests to see violation percentages going forward

Jim Gallagher reviewed the violation percentages. Homeowner asked about the process of receiving violations. Mike Swift advised that there are 14 days between 1<sup>st</sup> and 2<sup>nd</sup> notice.

b. Cost Savings Measures

John Aguilar reviewed the tour that he, Beth Simek, and Mike Swift did with Aaron of Caretaker and the work completely of the northwest corner of the community. John Aguilar advised we will go out quarterly to review for future hardscaping and then present for cost savings. John proposed that the strip of landscaping closest to the road would be allowed to die out, cap off the drip system, remove the plants and smooth rock over. Those plants get exposed to a lot of exhaust, heat, and debris from the road and they look ragged.

Beth Simek spoke about the app that Caretaker is using to track of their employees for safety, ensure they are optimizing their work time on the property and ensuring that any leaks are sensed immediately and can be addressed before they are out.

John Aguilar also proposed allowing the planters at the entrances be allowed to airate and to hold off on replacing flowers.

Jim Gallagher moved to dismiss replenishing the flowers in the monuments around the community. John Aguilar second. Motion carried by unanimous consent.

Beth Simek will be working with our webhost to update the website. Beth invited Community Member Rocky to assist on the committee. Rocky agreed.

Jim Gallagher brought up cutting back hours of lighting in the park. Parks are allowed to stay open until 10PM. A homeowner suggested turning lights off an hour or two earlier in winter. Jeremy Bethancourt brought up that turning off lights before 10PM is a liability issue. A homeowner suggested that we consider solar lighting.

c. Proposals

1) Concrete Elite (tabled to March meeting)

2) Caretaker

Tree trim proposal and removal reviewed. Jeremy Bethancourt requested clarification on why the cost is so varied from the cost of removal/replacement. We had a fixed price for the the previous removal/replacement. Tree trimming invoice is acceptable, but removal and replacement needs clarification.

John Aguilar advised that Caretaker will be coming quarterly to HOA meetings to review what they've done and will be doing.

John Aguilar moved to approve the current invoices. Jeremy Bethancourt second.

Jeremy Bethancourt moved to approve the tree trim. John Aguilar second.  
Motions carried by unanimous consent.

VIII. Pending Items:

- a. HOA Playground repairs – parts ordered
- b. Wyerder—our community is scheduled for early 2025

IX. Open Discussion—each homeowner has 3 minutes to speak

Homeowner brought up concern about vehicles. Maricopa County has since towed the vehicles since they were parked for so long.

Same homeowner brought up a home near his that has a lot of weeds. Board is aware of issue and going through proper steps.

Same homeowner brought up Rural Metro and Metro is the service used for fire service. Same homeowner asked about night tour support Mike Swift provided.

Jim Gallagher brought up the CC&R policies about parking on the street. Generally speaking parking is not enforced during the day. The night tour is done between 12AM-5AM. Mike Swift advised to please not know if as a homeowner you have someone staying over and need to park on the street, your account will be noted. Same policy for RVs.

Jim Gallagher brought up lots that have too many cars and not enough space. Please discuss with Mike Swift if you need assistance or to discuss your lot.

Homeowner asked about the new bill not allowing parking on street. Mike Swift advised there is a new house bill reversing the previous bill.

Jim Gallagher discussed 75% of community needs to participate to change CC&Rs.

Jim Gallagher advised that the board follows the code of ethics as assigned by the state statutes and the CC&Rs.

Homeowner asked about the reserve account desired amount. Jim Gallagher discussed the upcoming major repairs that are proposed. A “desired amount” is difficult to name knowing what our current and near-future projects will cost the community.

Homeowner asked if we would consider speed bumps in the community. Jeremy Bethancourt advised that the county would need to be approached about this and gave the details of the process that the county goes through. The homeowner would need to broach the topic with the county and get signatures from the fellow homeowners.

Homeowner asked about process to change a CC&R rule. 75% of the community would need to vote on a rule one way or the other. Mike Swift advised that to initiate a rule change, the board would need to make a motion, we would need to put out to a vote of the community where 75% would need to vote on the proposal. If the motion passes, the change is sent to our attorney who will update the CC&Rs and file with the state. Mike

Swift will discuss with the homeowner.

Homeowner asked why we can't get more people to meetings and why we can't start our own facebook group.

Homeowner asked about why we don't include meeting dates on all notifications and letters sent. Mike Swift has been directed to add that information.

Homeowner asked about parking. He's reached out to Arturo. Mike Swift will follow up with the homeowner.

Homeowner provided suggestion to get community involved in meetings. He suggested a survey and add a suggestion box on the website. Beth Simek advised that zoom is available now as an option. There are 4 people on zoom.

X. Adjournment: 8:25PM

Minutes prepared by: Beth Simek, Secretary

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Signed by:

Date: