

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285
480-820-3451 / 480-820-7441 fax

Open Session Meeting Minutes
Tuesday, August 21, 2018
Mountain View Elementary School – 7 PM

BOARD MEMBERS PRESENT:

Jim Gallagher
Jeremy Bethancourt
Amanda Grad
Mark Sopha

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:00 PM.
- II. New landscape contractor – Caretaker. Carson Brown and Ryan Bibich from Caretaker were present and reported that in the past 4 weeks they have made one complete pass of the community. They have been removing a lot of organic matter from the plants, and obviously cleaning up the debris from the Monsoon storms.
 - a. Status and cycle schedule: They are still working on the schedule. All downed trees have been removed and they will start the process of removing the stumps.
 - b. Overseeding discussion: During the interview process several companies including Caretaker recommended not overseeding this winter to give the grass and ground time to recover. The Board agreed to allow the grass to go dormant and not overseed this winter.
- III. Review and approval of the Board of Director Meeting Minutes from June 19, 2018. Motion made by Amanda Grad, second by Jeremy Bethancourt. Unanimous approval.
- IV. Review and acceptance of Income Statements dated June 30, 2018 and July 31, 2018. Motion made by Amanda Grad, second by Jeremy Bethancourt. Unanimous approval.
 - a. Invoice approval- Invoices approved and signed by James Gallagher.
- V. Old Business:
 - a. Pet waste stations installed.
 - b. Palm tree trim complete / 2 bad palm trees to be removed at Peoria and Cortessa Parkway.
 - c. Cox modem upgrades at gated entrances – rescheduled again. A new plan and permit will be required.
- VI. New Business:
 - a. Storm damage/insurance claim/pending proposals: Damage and cleanup from the storms was \$21,500, wall repairs \$2,850. There is a \$10,000 cap from insurance for damage. Can only be collected from one storm/incident. The July 9th storm was the worst so the claim was submitted for that occurrence. 100% of repair cost for mailboxes will be covered. There were about 65 trees lost in total from all summer/monsoon storms. Most of the trees lost were in areas that are well planted. Motion made by Jeremy Bethancourt, second by Amanda Grad. Unanimous approval to move forward with the insurance claim with insurance funds to offset the storm damage cleanup.
 - b. Vandalism – stolen backflows – 3 backflows were stolen and a Sheriff's Department report was filed. Two of the stolen backflows were on Perryville Rd and one on 181st/Carol.

- c. ADWR meeting and follow up – AZ Dept. of Water Resources submitted an allowance for water use. We have 90 days to agree or request change and all of 2019 to attempt to adhere to the plan.
- d. 2019 Budgets – We are going to try to stay within our \$85 monthly assessment and are going to see where we can cut back.
- e. Holiday lighting – We are trying to save money even though this is budgeted for 2018. Nothing will be displayed at Perryville and Olive this year. Motion made by Jeremy Bethancourt and a second by Amanda Grad to eliminate lights/decor at Perryville and Olive. Unanimous approval.



VII. Pending items:

- a. Granite refresh project - On hold until landscapers can finish cleanup and look for an area of turf for possible removal.

VIII. Open Discussion: There were no questions submitted.

IX. Adjournment: Meeting was adjourned at 8:07 PM.

Minutes prepared and submitted by Mark Sopa, Secretary

  9/18/18 _____ Minutes Approved / Date