

CORTESSA COMMUNITY ASSOCIATION
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Open Session Meeting Minutes
Tuesday, September 18, 2018
Mountain View Elementary School – 7 PM

BOARD MEMBERS PRESENT:

Jeremy Bethancourt
Amanda Grad
Peggy Powell
Mark Sopha

MANAGEMENT PRESENT:

Peri Swenson

- I. The Open Session Meeting was called to order at 7:01 PM. The Annual Meeting could not be held due to lack of member quorum. A 2nd attempt will be held on October 16, 2018
- II. Review and approval of the Board of Director Meeting Minutes from August 21, 2018. Motion made by Peggy Powell, second by Amanda Grad. Unanimous approval.
- III. Guest Speaker – Rural Metro Fire. Luther Moorhead and the Battalion Chief Bombardi were present and informed residents of their services and associated fees. Advised that they are moving the Fire Station a short distance away to Cotton Lane south of Olive due to the reconstruction of Olive Road occupying the land where they are now located. The move will not disrupt service they provide. Answered questions from the homeowners.
- IV. Review and acceptance of Income Statements dated August 31, 2018. Motion made by Peggy Powell, second by Amanda Grad. Unanimous acceptance.
 - a. Invoice approval- 6 invoices from BKB and Caretaker were approved for payment.
 - b. Year-end 2017 financial audit. Results showed everything was in order and accounted for. Audit prepared by Mansperger Patterson & McMullin, PLC.
- V. Old Business:
 - a. Palm tree removal (2) -- complete.
 - b. Cox modem upgrades at gated entrances – 184th Ave complete. Cheryl Drive and North Court still to be done by 10/22/18.
 - c. Storm damage insurance claim update. Claim has been submitted, we will be reimbursed for some of our losses.
 - d. ADWR allotment. We believe that we have more decomposed granite than the report stated. Follow-up needed prior to 90 day approval date.
- VI. New Business:
 - a. Review of stump removal project from storm damage. Discount applied to complete all removal from several storms in one job. Approximately 73 stumps approved to be removed.
 - b. Review of large tree trim management contract. The estimate was about \$45,000 for the large tree trim. We will work on a plan to get a better price by having the trees trimmed off season when Caretaker will be less busy and can give us a better price.
 - c. Review of 2019 draft budget. Some adjustments to be made prior to approval at the October meeting.

VII. Pending items:

- a. Granite refresh project – on hold

VIII. Open Discussion. A homeowner had a question on concrete repairs, stating some freshly poured concrete on a sidewalk had some graphic graffiti on it. It will be checked, verified and repaired. Another question on root cutbacks. Homeowner advised that chemical treatment was used in addition to the root cut back. When we are planting new trees, they will be Mulga and Live Oak trees. We will not replace trees that were uprooted on the sloped areas of the granite as these are the trees that are damaged or fall during the storms. The antennae at the Cheryl Drive gate is bent and damaged and needs to be repaired.

IX. Adjournment: Meeting adjourned 7:58 P.M.

Minutes prepared and submitted by Mark Sopa, Secretary

A handwritten signature in black ink, appearing to read 'Mark Sopa', is written over a yellow rectangular highlight.

Minutes Approved / Date