

CORTESA COMMUNITY ASSOCIATION

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Open Session Meeting Minutes

January 17, 2012

Mountain View Elementary School

BOARD MEMBERS PRESENT:

Jeremy Bethancourt

Becky Butler

Jay Ellison

Matt Ford

Jim Gallagher

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:02 PM.
- II. Review and unanimous approval of the November 18, 2011 meeting minutes.
- III. Treasurer's Report
  - a. Jim asked for questions. Peri gave overview of the year end 2011 financials. Also we will be seeing an increase of 30% in water rates this year.
  - b. Jay signed off on invoices requiring approval. There has been vandalism to sprinkler heads in the main park area.
  - c. Jeremy suggested a running tally of vandalism expenses be posted to our web site. This information is provided monthly in the financial report.
- IV. New Business
  - a. Letter of engagement for audit to be conducted by Mansperger Patterson of the 2011 financials was unanimously approved. Cost will not exceed \$2,500.
  - b. Insurance policy renewals were discussed. A change at this time is not advised due to open legal issues. We have good coverage at a good cost. Replacement coverage is ready should we not be renewed. Unanimous approval was given.
  - c. Reminder that income tax and corporation commission filings were being prepared and will be sent to Jay for signature.
- V. Old Business
  - a. AZ AM water rate increases were reviewed. Several board members reviewed small grassy areas to be considered for conversion to desert landscaping. A resident asked about forming a Landscape Committee. Board agreed and will discuss at next meeting.
  - b. Reserve fund accounts were discussed. It was requested that we receive a third proposal.
  - c. Drainage culvert cleaning is in process.

- d. The mobile surveillance unit was discussed. It was suggested that our patrol service monitor a point in the park. This was held for discussion. Jeremy is to ask for a credit for the 6 month contract pricing when paid through the end of January. The motion was passed unanimously that we extend the contract to 6 months total with the provision that we receive the 6 month pricing, retroactive to the first month, or we have the unit removed.
- e. A motion to accept the revised contract on granite replenishment was accepted unanimously.
- f. Entrance and park signs are to be obtained. They are to be more "generic" and to blend with the hardscape at the entrances. Park signs will include all rules.

VI. Committee Reports

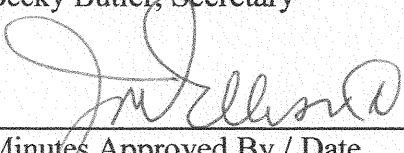
- a. Design Review Committee discussed acceptance of specific requests for changes via e-mail in order to expedite the process.
- b. Neighborhood Watch reported more Directors coming on board. Discussion on process to get signage.

VII. Open Discussion

- a. Pest Defense requested use of a park to provide information to members about their service. They currently service the Standard Pacific lots and will provide a picnic barbeque in February.
- b. Maricopa County street sealant will be in process by mid-February. A specific schedule was not provided by the county.
- c. Gift cards for the Terry family were collected.
- d. Resident reported that the mail boxes are looking shabby.

VIII. Meeting adjourned at 8:49 PM.

Minutes prepared and submitted by,  
Becky Butler, Secretary

 02-21-12

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Minutes Approved By / Date