

CORTESSA COMMUNITY ASSOCIATION

P.O.BOX 25466

TEMPE, AZ 85285

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Open Session Meeting Minutes

Tuesday, October 17, 2017

7:00 PM

Mountain View Elementary School

BOARD MEMBERS PRESENT:

Jim Gallagher
Jeremy Bethancourt
Amanda Grad
Peggy Powell
Mark Sopha

MANAGEMENT PRESENT:

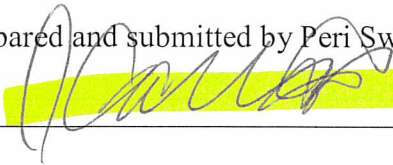
Peri Swenson

- I. Meeting was called to order at 7:09 PM. The 2nd attempt to hold the annual meeting could not be held due to lack of quorum. Board Candidates were given an opportunity to introduce themselves and speak so those in attendance would know who they were.
- II. Review and approval of the Board of Director Meeting Minutes from August 15, 2017.
- III. Treasures Report:
 - a. Review of the draft budget and assessments for 2018. A budget with a \$3 increase was presented which left a \$38,488 shortfall. After board discussion with members in attendance, a motion was made to increase the assessment by \$5 to cover the shortfall, motion had a second, board vote was 4/1 to approve the \$5 assessment increase to \$85 per month for the master association. The gated parcels budget does not need an increase, the special use fee will remain at \$51.14 in addition to the master assessment. Budgets to be approved at the November meeting.
 - b. Review and acceptance of Income Statements dated September 31, 2017.
 - c. Invoice approval: Invoices to Deca Southwest for repairs, and September service and to Ewing for irrigation parts were approved.
- IV. Old Business:
 - a. Winter grass overseeding – complete with a few areas to be re-seeded to fill in.
 - b. Proposal for large tree trim – approved for \$35,000 – reduced amount if trim can be completed when the Somerset arbor crew is not as busy for better pricing.
- V. New Business:
 - a. Proposal for walkway/sidewalk repairs – 5 Maps of repairs needed approved with Concrete Elite.
 - b. Proposal for wall repair – Approved for BKB to remove and replace 2 backyard sections of wall due to tree root damage. Work to be completed after tree root barrier is installed by Somerset.
 - c. Proposal for holiday lights – Approved with CLD for all entrances and gated entries to be decorated the same as last year.
 - d. Landscape maintenance request for proposal – Scope of work approved to be sent out to qualified bidders.
 - e. Landscape Committee – 5 community members who had expressed interest in being involved in the landscape maintenance going to bid were appointed to the committee.

- VI. Open Discussion - Comments and concerns on the below items:
- a. Water conservation – emitters not plugged where plants have been removed.
 - b. On-street parking issues and parking at mailboxes on Brown St. blocking mailbox access.
 - c. Continued vandalism to vehicles.
 - d. Damage to culvert railing at 179th between Mission/Sunnyslope. Sheriff was called, not sure if a report was written.

VII. Adjournment: Meeting was adjourned at 8:08 PM.

Minutes prepared and submitted by Peri Swenson, KMS

 11/21/17

Minutes Approved By / Date