

CORTESA COMMUNITY ASSOCIATION

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Open Session Meeting Minutes

October 18, 2011

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 7:03 PM.
- II. The Board elected the following officers:
Jay Ellison, President, Jeremy Bethancourt, Vice President, Becky Butler, Secretary, Jim Gallagher, Treasurer, Matt Ford, Member At Large.
- III. Review and unanimous approval of the August 16, 2011 Board of Director Meeting Minutes and the September 20, 2011 Annual Meeting Minutes.
- IV. Treasurer's Report:
 - a. Review of Income Statement dated 9/30/2011. Statement accepted unanimously.
 - b. The following invoices were approved: Deca Southwest, \$1065.45, repair vandalism, BKB Painting and Plastering, \$836.00, repaint graffiti in Denham park and 35 other spots in the community, multiple invoices from Fennemore Craig for professional legal services.
Jeremy asked for a total cost on vandalism for the year, \$1901.45.
Jay described his meeting with the principal and SRO at the high school
Jim asked for help from the community identifying the persons who are vandalizing the park at Denham and 185th.
- V. New Business
 - a. Peri reviewed the 3 year tree trimming plan from Gothic Arbor Management. We will use these dollar amounts in our budget process. Peri will get a second bid.
 - b. The proposal from Recreation Design Concepts for added wood chips to the playground surfaces was reviewed. Peri will secure a second bid.
 - c. A proposal from Signal Gates was discussed. One resident was having trouble exiting while driving his motorcycle, but found his own solution. Infrared light PIR was discussed.
 - d. A quote from EyeSite Surveillance for one month of rental service was discussed. After discussion, the motion for a one month trial passed by a margin of 4 to one.
 - e. The 2012 operating budget was presented. Peri and Jim will review further the budget before it is finalized. There is no need to increase the monthly assessments. It was unanimously approved to accept the current assessment for 2012.

- f. Peri mentioned that the cash flow in the gated communities is getting better. She will review the \$10K shortfall in the current reserves.

VI. Old Business

- a. Peri reported that a proposal from Mutual of Omaha regarding the reserve funds was not as detailed as that from Wells Fargo. We will discuss at November meeting.
- b. The AZ AM Water rate increase was discussed. Information about a November protest event open to the public will be posted on the Cortessa website when available.
- c. Jay discussed the possibility of converting smaller grassy areas to desert landscape next year.
- d. There will be a Neighborhood Watch meeting on October 22, 2011 at 10:00 AM in the main park. Plans are to develop Area and Block Captains.

VII. Committee Reports:

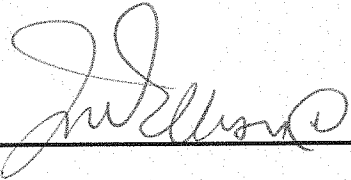
Design Review – Committee is meeting regularly, no issues to report.

VIII. Open Discussion

- a. Rural Metro Fire Department was discussed.
- b. Peri described the water allotment process as governed by CAGRD.
- c. An owner reported that there was a daytime home break-in on Cheryl Dr.

IX. Meeting adjourned at 8:36 PM.

Minutes prepared and submitted by,
Becky Butler, Secretary

11-15-11 

Minutes Approved / Date