

CORTESSA COMMUNITY ASSOCIATION

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ANNUAL MEETING MINUTES

September 16, 2014

Mountain View Elementary School

BOARD MEMBERS PRESENT:

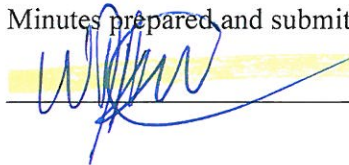
Matt Ford  
Amanda Grad

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:00 PM.
- II. Amanda Grad welcomed all who attended and gave introductions.
- III. The Board of Directors Meeting Minutes from August 19, 2014 were unanimously approved by all in attendance. The 2013 Annual Meeting Minutes were included but previously approved at the October 15, 2013 Board of Directors Meeting.
- IV. Nominations for the two open seats on the Board of Directors were made. Don Curry and Matt Ford each spoke briefly regarding their interest in participating on the Board and for the community. There were no nominations from the floor.
- V. Election was held by ballot.
- VI. Matt Ford gave the Treasurer's report. Review of the August 2014 financials showed the community is in good financial condition and no increase in HOA fees is planned for 2015. The 2015 budgets will be reviewed at the October board of directors meeting.
- VII. Community review was given by Amanda Grad and noted that there are currently 1601 of 1732 homeowner closed lots. Beazer is nearing completion of their lots and Richmond American and AV Homes are currently building in the community. There was brief discussion on delinquency and collections for past due assessments.  
  
Also noted was that all turf areas would be overseeded in 2014/2015 for winter rye grass including the big park. Granite replenishment projects were completed as scheduled and concrete repairs are being made to sidewalks and walkways throughout the community. A shade canopy was installed at the tot lot equipment at the big park, 6 dog waste stations were installed in various locations through the community and the roads in the gated parcels were sealcoated. An additional change was made to change the landscape maintenance company. Somerset Landscape began service in the community in April 2014.
- VIII. Open discussion included questions regarding street maintenance by Maricopa County and an outage in the monument lighting on Peoria.
- IX. Election results were announced. Don Curry was elected to the board and Matt Ford was re-elected, each to fulfill 3-year terms.
- X. The annual meeting was adjourned at 7:25 PM.

Minutes prepared and submitted by, Peri Swenson, KMS



Minutes Approved By / Date