

CORTESSA COMMUNITY ASSOCIATION

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ANNUAL MEETING

September 17, 2013

Meeting Minutes

BOARD MEMBERS PRESENT:

Jeremy Bethancourt

Jim Gallagher

Becky Butler

Matt Ford

Amanda Grad

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:00 PM.
- II. Jeremy Bethancourt, Board President, welcomed all who attended.
- III. The Board of Directors Meeting Minutes from August 20, 2013 were unanimously approved. The 2012 Annual Meeting Minutes were previously approved at the October 16, 2012 Board of Directors Meeting.
- IV. Nominations for the two open seats on the Board of Directors were made. Jim Gallagher read a prepared statement sent by David Heppler, who could not attend. Amanda Grad outlined her community involvement; Jeremy Bethancourt discussed his concerns for growing the income for the community and careful review of costs. Michael James Myers was not in attendance. There were no nominations from the floor.
- V. Election was held by secret ballot.
- VI. Lieutenant Ken Booker from the Maricopa County Sheriff's Department described the challenges of meeting the demands of the County. He further described the size of the territory, number of deputies, types of calls and average response times. He indicated that Cortessa generated a low percentage of calls for immediate response and mentioned the possibility of forming a Sheriff's Posse for the community.
- VII. Luther Moorhead and Chief Bob Bombiadi from Rural/Metro Fire explained their current restructuring procedures. It is business as usual for fire and emergency service during their court proceedings. Rural/Metro believes they will be out of bankruptcy by the middle of December. The majority of Cortessa calls are for medical/ambulance service.
- VIII. Matt Ford gave the Treasurer's report. Review of the August 2013 financials showed the community is in good financial condition and no increase in HOA fees is anticipated for 2014.

IX. Community review was given by Jeremy Bethancourt and noted that there are currently 1485 of 1732 homeowner closed lots. Beazer and Richmond American Homes are currently building in the community and Standard Pacific has only 1 lot remaining. A new builder, AV Homes has purchased the old Santa Anna lots in Parcels 3 & 4 and hopes to have models open in November.

There was brief discussion on delinquency and collections for past due assessments. Also noted was that the same areas that were overseeded in 2012 for winter rye grass will be overseeded again this year including the big park. Granite replenishment projects were completed as scheduled in addition to the xeriscape project completed at Olive and Perryville. A new shade canopy has also been ordered for the tot lot equipment at the big park.

Reminders were given about service with Waste Management regarding when trash containers need to be out, then properly put away and stored and the bulk trash pick-up requirements and schedule.

Concerns about the landscape maintenance by Gothic Landscape were also addressed. The Board will be evaluating service at the October meeting.

Thank you to Christine Tenerelli and Terry Knaub for their continued efforts in making the Neighborhood Watch Program so successful in Cortessa.

X. Open discussion included a request for more trash containers and or dog waste stations in the common areas along with additional signage, concerns about pest problems with requests for extra pest control service in the greenbelt areas, and standing water issues at some drainage culvert areas. A homeowner requested an explanation on a 6 week response time and neighbor approval for an architectural submittal request and a request was made for increased neighborhood patrol/inspections for cars parked overnight on the street. The fourteen day schedule and process was explained and further discussion will be added to the October agenda.

XI. Election results were announced. The two highest vote counts were for Amanda Grad and Jeremy Bethancourt. Each have been re-elected to fulfill 3-year terms.

XII. The annual meeting was adjourned at 9:12 PM.

Minutes prepared and submitted by,
Becky Butler, Secretary



Minutes Approved By / Date