

CORTESSA COMMUNITY ASSOCIATION

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Open Session Meeting Minutes

December 4, 2012

Mountain View Elementary School

BOARD MEMBERS PRESENT:

Matt Ford

Becky Butler

Jay Ellison

Jim Gallagher

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:00 PM.
- II. Review and unanimous approval of the October 16, 2012 meeting minutes.
- III. Treasurer's Report:
 - a. Review of income statement dated October 31, 2012. Accepted unanimously.
 - b. Invoices were approved.
 - c. 2013 operating budget was reviewed at last meeting. No increase in assessments. Budgets will be finalized at January 2013 meeting.
- IV. New Business:
 - a. Capital improvements were discussed. Items to be considered are granite replenishment, tot lot shade canopies, conversion of turf in select areas to granite and exterior common wall painting.
 - b. Review/audit of the 2012 financials was approved with preparation to be completed by Mansperger Patterson & McMullin PLC. Full audits will be completed on a 2-3 year basis, not annually.
 - c. Holiday lighting discussion. Fifteen palms lighted this year at 3 entrances. Next year palms will be skinned so more lights will be purchased and installed.
- V. Old Business:
 - a. Fall large tree trimming will be finished at end of week.
 - b. Fence repair on Perryville Road is completed.
 - c. Winter rye over seeding is completed.
 - d. Insurance claim for Parcel 5 wall is paid and work completed.
- VI. Committee Reports:
 - a. Design Review Committee reported many submittals for solar.
 - b. Neighborhood Watch reported the police patrol has made a big difference.
 - c. Landscape Committee recommended installation of EZ FLO at the Neighborhood Park on Mountain View. Board approved, cost will be approximately \$6600. Installation to be completed in time for spring increase in watering schedule.

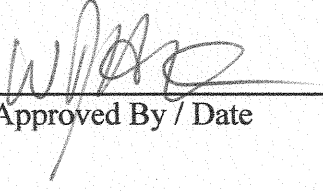
- d. Peri to get bid on area at Olive and Perryville for conversion of turf to granite. Walkway on Perryville is washed out in two sections. Peri to check on this.

VII. Open Discussion:

- a. Peri to speak with Beazer regarding construction noise.
- b. Jay Ellison announced his resignation from the Board of Directors effective immediately as he has moved from the community.

VIII. Meeting adjourned at 7:55 PM.

Minutes prepared and submitted by,
Becky Butler, Secretary



Minutes Approved By / Date