

CORTESSA COMMUNITY ASSOCIATION
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Open Session Meeting Minutes
October 15, 2013

BOARD MEMBERS PRESENT:

Matt Ford
Becky Butler
Jeremy Bethancourt
Jim Gallagher
Amanda Grad

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:01 PM.
- II. Election of Officers: Jim Gallagher - President, Jeremy Bethancourt - Vice President, Matt Ford - Treasurer, Becky Butler - Secretary, Amanda Grad – Director At Large.
- III. Review and unanimous approval of the September 17, 2013 Annual Meeting Minutes.
- IV. Treasurers Report:
 - a. Review and unanimous acceptance of Income Statements dated 9/30/2013.
 - b. Invoice approval – 6 invoices approved for payment.
 - c. Review and unanimous acceptance of the 2012 year-end financial review completed by Mansperger Patterson & McMullin, PLC.
- V. New Business:
 - a. 2014 operating budgets discussed. Monthly assessment to decrease by \$5 per month due to reduction in billing from the City of Surprise for sewer billing services. Transfer fees collected will continue to go into the reserve account. Water will continue to be a major expense and cost of landscape maintenance may increase if a change to the contractor is made for 2014.
 - b. Review of updated Waste Management contracts – Board would like language with an out should the community be annexed into a municipality.
 - c. Review of sidewalk repair bids – unanimous vote for work to be completed by new vendor, Concrete Elite.
 - d. Back flow preventer theft discussed. Theft report was filed with the Sheriffs' Department.
 - e. Christmas Event in the main park. Request granted. Insurance certificate provided. Date is December 14, 2013.
 - f. Status of overseeding discussed. Turf area in Parcel 5 to be added.
 - g. Request for additional evening inspections approved. Peri to find out the time when they can start. After the first of the year was requested.

- h. Discussion regarding issues with the volume of cars parked at the gated entrance to Parcel 16 during drop-off and pick-up school times. The school has notified parents and has requested sheriff's department assistance during these times discussed. Cars are blocking the entrance and causing damage to the gate loop system. Peri to contact Maricopa County to see if the curb can be painted red or if signage can be installed.

VI. Old Business:

- a. Landscape issues were discussed. Board voted to put the contract out to bid for service in early 2014.
- b. Gated parcels will have roads seal coated on November 11th – 13th. Residents will be notified and there will be no Recycle pick up for the parcels affected on Wednesday, November 13th.
- c. Shade canopy at the Neighborhood Park has been installed.
- d. Xeriscape project at the corner of Olive and Perryville Roads is complete.
- e. Granite refresh in the gated parcels is complete.
- f. Request for speed limits signs in gated communities received unanimous approval. New 15MPH signage to be installed after the road seal coat project is complete.

VII. Committee Reports:

- a. Design Review Committee reported that solar panel requests continue to be received.
- b. Neighborhood Watch reported possible sightings of previous attempted abductor, now driving Red Nissan Pathfinder with California plates. Potential forced entry into a home took 15 minutes for a response to a 911 call. Neighborhood Watch signs have been posted in new areas. Some Halloween vandalism, egging was reported.

VIII. Open Discussion:

- a. Landscaping was discussed. We are on a month to month contract with Gothic Landscape.
- b. Resident on Vogel had an issue with Beazer Homes.
- c. Resident on Palo Verde reported that MCSO responded to a dog barking issue. Officer stated it was a HOA issue. Peri to contact MCSO.

IX. Meeting was adjourned at 8:08 PM.

Minutes prepared and submitted by,
Becky Butler, Secretary

 11/19/14

Minutes Approved By / Date