

CORTESSA COMMUNITY ASSOCIATION
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TEMPE, AZ 85285
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Open Session Meeting Minutes
Tuesday, October 20, 2015
7:00 PM
Mountain View Elementary School

BOARD MEMBERS PRESENT:

Jim Gallagher
Jeremy Bethancourt
Amanda Grad

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:03 PM.
- II. Election of Offices – The Board voted unanimously to maintain current board positions.
- III. Review and unanimous approval of the September 15, 2015 Annual Meeting Minutes.
- IV. Survey Results – After review of surveys collected and discussion with association legal counsel, the Board voted that chickens will not be considered “generally recognized yard pets” in Cortessa. The Board also determined that there had not been enough participation in the survey process to warrant bringing a bulk contract back into place with the association assessment for fire protection with Rural Metro. Survey results were in favor of the bulk contract, however, the percentage of participants was low. The Board will consider appointing a committee to educate the membership on Rural Metro and look at this contact again for the 2017 budget.
- V. Treasurers Report:
 - a. Review and acceptance of Income Statements dated September 30, 2015. Peri gave review of the master and gated community statements.
 - b. Invoice approval: 8 invoices for completed projects/with high dollar amounts approved for payment.
 - c. Review of the 2016 draft operating budgets for the master and gated communities. The Board voted unanimously that the association assessments will not increase for 2016. Final versions of the 2016 budgets will be approved at the November meeting.
- VI. Old Business:
 - a. Winter rye overseeding is complete in all turf areas.
 - b. Exterior wall painting is underway. Power washing and minor repairs began October 12th. Painting is anticipated to start the week of November 16th.
 - c. Monument planter repairs are underway. Planters will be emptied and sealed to prevent damage to the monuments from moisture. Winter flowers will be planted about November 9th.

- d. Wall repairs are being addressed in advance of the painting project.
- e. Park tot lot shade structures – installed/complete.
- f. Holiday lights and decorations are underway and will be complete and illuminated the week of November 16th.

VII. New Business:

- a. The White Tank Mountains Conservancy has asked to attend the November meeting for a short presentation and to solicit volunteers for several programs.
- b. Tree replacements were discussed. The Board did not like one of the species recommended and requested Live Oak in its place. Proposal to be amended for the November meeting and to include a map of replacement locations.

VIII. Pending/Tabled Projects:

- a. Projects update: Review of report
- b. Updates to Rules and Design Guidelines: Draft back from attorney, DRC to review and present to Board.

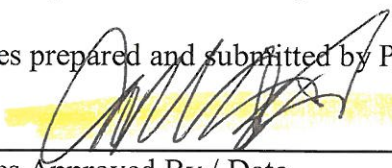
IX. Open Discussion:

- a. Missing street signs and entrance sign hit again needs to be straightened.

X. Adjournment: Meeting was adjourned at 8:03 PM.

Minutes prepared and submitted by Peri Swenson, KMS

Minutes Approved By / Date

 11/17/15