

CORTESSA COMMUNITY ASSOCIATION

P.O.BOX 25466

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Open Session Meeting Minutes

Tuesday, January 20, 2015

7:00 PM

Mountain View Elementary School

BOARD MEMBERS PRESENT:

Jim Gallagher

Jeremy Bethancourt

Amanda Grad

Don Curry

Matt Ford

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:00 pm.
- II. Review and unanimous approval of the November 18, 2014 minutes.
- III. Treasurers Report:
 - a. Review and acceptance of Income Statements dated December 31, 2014 - More expenses occurred than past months due to irrigation, tree trimming and electricity during holidays.
 - b. Invoice approved for DECA Southwest for December service for \$1943.28.
- IV. Old Business:
 - a. Concrete repairs Map 4 in process with Concrete Elite. No issues with Maricopa County. Trafficade in place now for traffic control.
 - b. EPCOR waste settlement agreement – new bill to reflect new rates starting in January, increases will be inevitable for all homeowners.
 - c. Holiday lights – more lights will be added for next year due to tree growth. DECA to look for power outlets from existing lights in the median. This holiday season, lights will be plugged into to direct outlets vs. GFI outlets so they stay on all of the time.
- V. New Business:
 - a. Insurance policy renewals – In progress.
 - b. 2014 year-end audit by Mansperger Patterson & McMullin PLC – In progress.
 - c. Locations for additional trash containers – we concluded that 1 additional trash container will be placed at each park and 2 to be added at the big park off of Cortessa Parkway.
- VI. Pending/Tabled Projects:
 - a. Mailbox upgrades – Peri to work with Jim on contacting the Post Office to understand rules and regulations. Looking to case in the mailboxes, frame them out and stucco outside like the WTF community.

- b. Changes to the Rules & Design guidelines pending – Working on new rules for solar, height restrictions on fixed structures. The ball is rolling, will have more updates at upcoming meetings.

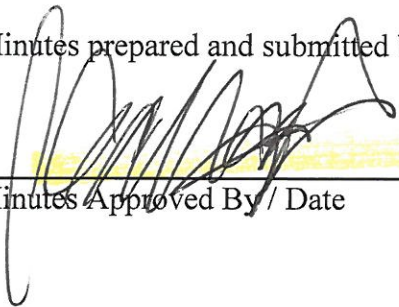
VII. Open Discussion:

- a. Somerset Landscaping not living up to Cortessa standards. Homeowners asking them to “step it up”, more focus on details. We agree that Somerset has done a more efficient job than Gothic, but there are still improvements to be made. Landscape Report on services submitted to HOA Board in December, Somerset is looking to work on different phases.
- b. Dog complaint – 181st & Cheryl has had non-stop complaints, needs to address with neighbor.
- c. Open land on Olive & Citrus –suggestion that we go to Glendale land meeting on Tuesday 2/10 at 6 pm to gain insight on why Glendale is taking over the portion and what do they plan to do with the land. The meeting will be at the city offices on 59th & Glendale.

VIII. Meeting was adjourned at 8:13.

Minutes prepared and submitted by Don Curry, Secretary

Minutes Approved By / Date


5/17/15