

CORTESSA COMMUNITY ASSOCIATION

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Open Session Meeting Minutes

February 18, 2014

BOARD MEMBERS PRESENT:

Matt Ford

Becky Butler

Jeremy Bethancourt

Jim Gallagher

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:05 pm.
- II. Review and unanimous approval of the January 21, 2014 meeting minutes.
- III. Treasurers Report:
 - a. Review and unanimous acceptance of the Income Statements dated January 31, 2014.
 - b. Invoices for Deca Southwest and Gothic Landscape were approved.
- IV. New Business:
 - a. Granite refresh on perimeter streets was approved with Sunbelts at a cost of \$102,558. Perryville Road inside the ranch fencing is not included in the scope of work.
 - b. Tree root issues exist at north end of the big park. Homeowner has roots from park trees growing into their backyard. Roots can be cut on common area side of wall and barrier installed for approximately \$745 by Gothic Landscape. Work unanimously approved.
 - c. Requests for park use by home owners are needed, by written request on form along with proof of insurance when guests are included. Homeowner using park to teach exercise classes may be allowed if insurance is provided. An Easter event is being planned for the big park, date and more details will be provided at the March meeting.
- V. Old Business:
 - a. Landscape maintenance proposals are being reviewed. Three providers have been interviewed on site. Jim and Jeremy to make a decision on a new contractor soon and will advise the board. Formal vote will take place at the March meeting.
 - b. Concrete repairs need to be reviewed on site with the contractor. He recommends against grinding as a short term repair and cannot warranty that type of work. More information needed along with onsite meeting.
 - c. Insurance policy renewals are complete.
- VI. Committee Reports:
 - a. Design Review Committee reports all is going well and that they are receiving more requests for solar installations.

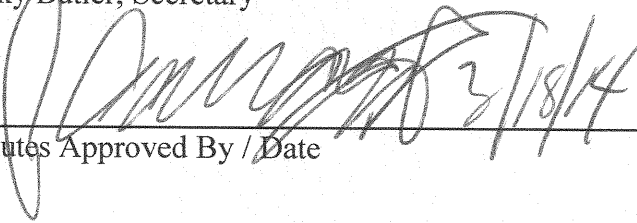
- b. Neighborhood Watch Committee reports no new incidents were reported for the month. Light post vandalism still seems to be an issue with APS lights being broken out.

VII. Open Discussion: Comments on starting a project list to include discussion on dog waste stations, additional trash containers, improvements to mailboxes, additional park tot lot shade covers, granite refresh inside the ranch fence on Perryville and sidewalk repairs. Other suggestions welcomed via email to Peri at KMS for consideration. Report that the "a" is not illuminated on the entrance monument at 185th/Peoria. Broken glass at the same location and leaning street sign post at Eva/182nd.

VIII. Meeting was adjourned at 7:50 PM.

Minutes prepared and submitted by,
Becky Butler, Secretary

Minutes Approved By / Date

A handwritten signature in dark ink, followed by the date "3/18/4". The signature is written over a horizontal line that spans the width of the page.