

CORTESSA COMMUNITY ASSOCIATION

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Open Session Meeting Minutes

April 15, 2014

BOARD MEMBERS PRESENT:

Becky Butler
Jeremy Bethancourt
Jim Gallagher
Amanda Grad
Matt Ford

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:01 pm.
- II. Review and unanimous approval of the March 18, 2014 meeting minutes.
- III. Treasurers Report:
 - a. Review and unanimous acceptance of Income Statements dated March 31, 2014. Matt explained the numbers, which included \$60K for large tree trimming. Numbers were positive for the gated communities.
 - b. Various invoices were approved, including repairs to tot lots at parks.
- IV. Old Business:
 - a. Sunbelts has completed the granite refresh project around the perimeter of the community.
 - b. The tree root issue at the north end of the neighborhood park was addressed by Gothic Landscape with a barrier installed to keep roots out of the homeowner lot. Cosmetic issues/root removal in homeowner lot were not included in the scope of work to be done.
 - c. Repairs to concrete from root damage in section 1 (of 4) to begin about April 14th. Work to be managed and monitored by phase maps as approved.
 - d. Dog waste stations have been ordered.
 - e. New and additional park signage with Rules for the big park have been ordered; One for big park, one at south end and one for each of the small parks.
- V. New Business:
 - a. Report from the new landscape company, Somerset was reviewed. Goals were set for next month. Ramadas to be power washed weekly.
 - b. Letter of engagement for Mansperger Patterson & McMullin, PLC, was approved for completion of the 2013 year-end financial audit.

VI. Pending and Tabled Projects:

- a. Jim to come up with plan for new trash containers that need to be ordered.
- b. The sand in the volley ball courts needs to be replaced. Jeremy checked it and found it to be very dirty with some glass still remaining. Peri to get a bid on work required. Also, she will check with Somerset to see if they can utilize the sand somewhere on the property.

VII. Open Discussion:

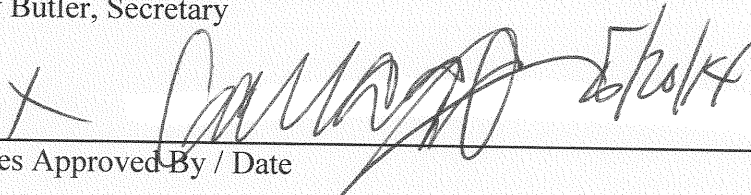
Topics included, barking dogs, the fact that Peoria Avenue is a private road, the hazardous condition of the railroad tracks on Cotton at Olive Avenue, the possibility of additional splash pads at other parks.

It was suggested that residents call Maricopa County and ADOT to report the railroad track issue. The number to call is 602-506-8900.

VIII. Meeting was adjourned at 7:51 PM.

Minutes prepared and submitted by,
Becky Butler, Secretary

Minutes Approved By / Date

A handwritten signature in dark ink, appearing to be "Becky Butler", is written over a horizontal line. To the left of the signature is a large handwritten "X".