

CORTESSA COMMUNITY ASSOCIATION

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Open Session Meeting Minutes

August 20, 2013

BOARD MEMBERS PRESENT:

Matt Ford  
Becky Butler  
Jim Bethancourt  
Jim Gallagher  
Amanda Grad

MANAGEMENT PRESENT:

Peri Swenson

- I. Meeting was called to order at 7:00 PM.
- II. Review and unanimous approval of the June 18, 2013 minutes.
- III. Gothic Landscape:  
Jon Berg, Luis Aguilar and John Clements reported that they have inspected our property and it is not up to their standards. John Clemens has been named as the full time onsite manager of our property. Areas of concern include weeds and general lack of maintenance. Their problems include extremes in weather and shortage of workers. Gothic gave a time frame of 30 days in which they believe they will have the community fully staffed and back in good order. The Board will re-evaluate after the 30 days to determine if our level of service has been met.
- IV. Treasurers Report:
  - a. Review and acceptance of the Income Statements dated 7/31/2013.
  - b. Approval of invoices.
- V. New Business:
  - a. Granite proposal from Sunbelts for the gated parcels was approved. Work to be scheduled for September/October prior to the road sealcoating.
  - b. Homeowner requested speed limit signage in gated community. Flyer to be prepared and Peri to assist with request.
  - c. Rain erosion was covered by Gothic in their earlier presentation. Proposals to be prepared for review.
  - d. Sidewalk repairs-all areas have been marked and are in bid process.
  - e. AV Homes has purchased all remaining lots in Parcels 3 and 4. Lots should be cleaned by the end of next month. Models should be open by end of November.
  - f. Rural Metro-we will wait on bulk contract discussions until bankruptcy issue has been resolved.
  - g. 2014 operating budget-Peri getting started. To be approved by October. Items to be discussed include full overseeding, additional Sheriff patrols, and more trimming of large trees as they mature.

- h. Beazer Homes - Architectural Designs have been approved and conform with our CC&R's. Construction continues until escrow has closed. Jeremy and Peri have met with Beazer representatives to discuss issues of noise, time of work and construction debris.

VI. Old Business:

- a. Seal coating in gated parcels will take place in September and October.
- b. Shade canopy for Neighborhood Park should be installed next week.
- c. Xeriscape project at Olive and Perryville is complete.

VII. Committee Reports:

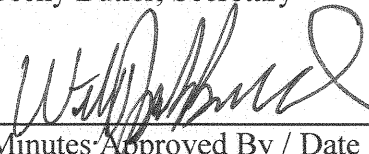
- a. Design Review Committee - Continued requests for approval of solar panels.
- b. Neighborhood Watch - Maricopa County has limited resources to deal with issues. Neighborhood Watch Signs to be placed throughout our community. Peri to ask for a Sheriff's Department representative to attend our annual meeting.
- c. Landscape Committee - suggestions on how to maintain better green spaces.

VIII. Open Discussion:

- a. Topics included excessive speed on Denham. Jim to ask about speed trailer.
- b. Trash and weeds on Olive and 181<sup>st</sup>.

IX. Meeting adjourned at 9:00 PM.

Minutes prepared and submitted by,  
Becky Butler, Secretary

  
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Minutes Approved By / Date