

CORTESSA COMMUNITY ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285

Open Session Meeting
Tuesday, March 19, 2024, 7:00PM
Mountain View Elementary
Minutes

Board attendees:
Jim Gallagher
Jeremy Bethancourt (absent)
Josh Coffman(absent)
John Aguilar
Beth Simek

KMS attendees:
Kevin Coffman, KMS

I. Call to order: 7:02PM

Jim Gallagher addressed the session from previous board meeting reminding all we are all neighbors, the board consists of volunteers, and all should agree and disagree with civility.

II. Review and approval of the Board of Directors Meeting Minutes from February 20, 2024

John Aguilar moved to approve Jim Gallagher second. Motion carried by unanimous consent.

III. Review and acceptance of Income statements dated February 29, 2024

Kevin Eastman presented income statements. John Aguilar moved to accept the income statements. John Aguilar second. Motion carried by unanimous consent.

Invoice Approval

Jim Gallagher reviewed the invoices.

IV. Old Business:

a. Concrete Elite Proposal/Property Walk on 3/14/24

John Aguilar shared that he, Mike Swift, and Elite rep walked the property and found concrete issues that need to be addressed. Most of the areas can be repaired with grinding. There are some slabs that will need to be replaced due to sissu damage. The slabs (6-8 slabs) that must be replaced will be made priority. Mike Swift is working with Elite to prioritize status so then we can break down into work chunks.

Homeowner asked if he could go out with future walk-arounds as he had asked at previous meeting to go but didn't get a reply. He pointed out that there are trees on private property that are lifting sidewalks as well and inquired about the responsibility of which party to remedy? We would need to identify the issue and asked homeowner to email Mike Swift with the addresses. Beth Simek apologized to homeowner for failure to connect with him prior to the walk-around.

V. New Business:

a. Community Paint Project RFP

RFPs are in process of being received.

b. Corporate Transparency Act

Kevin Leastman provided an update about the CTA. No action is required now but information is provided in the meeting packets. Jim summarized an overview.

VI. Pending Items:

a. Caretaker Tree Removal

Caretaker is currently installing locks. Problem is that irrigation boxes that keep getting popped open.

Irrigation system has been in extended rain delay mode due to the extensive rain.

Caretaker has been out to do tree pruning. Sissos are still in process of removal. Turf is being switched from winter to bermudagrass with the change of seasons.

b. Stormwater Pros

Kevin Leastman provided Mike Swift's suggestion that we hold off on project until 2nd or 3rd quarter.

VII. Review of Violation Summary 02/24-03/13/24

Violations significantly reduced from previous month. Jim Gallagher reviewed the report for members present.

VIII. Open Discussion

Homeowner advised that the "O" on Cortessa sign at 181st and Olive is out. He also asked about the concrete project and having to replace the slabs. John Aguilar advised that some of the slabs are so damaged they will need full replacement. Homeowner also about the miscellaneous amounts on the income statement. Kevin Leastman shared details about those costs. Lastly, homeowner advised that the landscaping looks much better and Caretaker has

Homeowner asked about cost savings in place to offset the costs of our projects and do we foresee having to increase dues again? John Aguilar advised that our budget is as thin as it can be now. Changes in the landscaping that we plan to implement won't show immediate cost savings but will over time. Homeowner asked about the cost of landscaping and water and how could we implement more cost savings? He provided the example of just stopping watering the trees. Consensus in the room was not to kill off the living trees by this method suggested. Jim Gallagher shared that the increase in surrounding communities, businesses, and schools, our water pressure is lower than it had been previously so it ends up costing us more to water. We are working on decreasing grass and xeriscaping because the cost of grass seed

has increased so significantly. We have reduced trees and getting rid of sissos over the last 5 years. John Aguilar advised that the xeriscaping we are doing now, albeit expensive project, does provide us cost savings over time, however he pointed out that the costs we incur are also rising so our efforts are showing a net zero effect at the moment.

Homeowner asked about the violations and what the direct costs are to the community. Kevin Leastman advised we will have to review with admin to get exact costs and can get back to him. Homeowner asked about why we don't fine to recoup costs? Per our CC&Rs, we don't fine but eventually the violations will go to a legal status. We have about a dozen homeowners in legal status currently. Kevin Leastman advised in process of final violations moving to legal status and the costs associated with that are assessed to the violating homeowner.

IX. Adjourn: 7:36PM

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