

TARTESSO COMMUNITY ASSOCIATION
Annual Meeting Minutes
Wednesday, October 28, 2020
7:00 PM
Teleconference

- I. Call to Order:
Peri Swenson of Kinney Management called the Annual Meeting to order at 7:00 PM. Meeting was held by teleconference due to Covid restrictions. Board of Directors Member, Chris Barr, was on the call and introduced.
- II. The October 19, 2019 Annual Meeting Minutes by way of quorum/proxies received, were approved.
- III. Financial Status:
 - Peri Swenson gave review of the September 30, 2020 Income Statement.
 - Chris Barr gave review of the 2021 Operating Budget and announced that there would be no increase to the \$84.70 per month assessment for 2021.
- IV. Community Review:
 - Chris Barr gave an overview of development. There are currently 2574 homeowner lots which is an increase of 631 closings since the 2019 annual meeting. DR Horton owns the remaining 801 lots in Phase 1. Chris also gave an update on the new Fire Station located near the Sports Park and discussed that the next phase of construction would add additional lots to Tartesso, meaning that the community will not turnover to Homeowner control, but will remain under Declarant Control into the future.
 - City of Buckeye Development Services Director, George Flores reported for the meeting that there was significant commercial development occurring in the Watson Road Corridor. Although there are no current plans for commercial development in Tartesso or along Sun Valley Parkway, the combined population of Tartesso and Festival is anticipated to be 18,000 in approximately 9 months that should generate commercial interest.
 - City of Buckeye Public Works Director, Scott Lowe reported for the meeting that \$1M for pavement preservation was budgeted for Tartesso this fiscal year. The pandemic caused delays in awarding the contract, however, the program is back on track. Parcel 2A where most of the large cracked asphalt pavement sections are will be covered.
 - Changes and projects completed by the landscape maintenance service were replanting in Unit 1 of missing plant material, retention areas in Unit 2B that had not been planted for turf were re-worked to include some turf and granite and ongoing repairs to the drainage culverts holding water.

- Painting of the Unit 1 common area walls was completed to include the Community Park, 5 pocket parks and all monuments and entry's along Tartesso Parkway to Bruner Road. Granite refresh was also completed in Unit 1. The long section of wrought iron fencing along Tartesso Parkway near the Elementary School was also removed and replaced with block.
- Signage at the subdivision entrances will be begin later this year and be completed in 2021.
- Unit 2A will be scheduled for the same process of painting, planting and granite refresh in 2021.
- Reminder that community events and field use were on hold for any organized/scheduled events due to Covid restrictions. All park and field lighting are on for individual member use.
- Reminders were given of the community rules to avoid receiving violation notices and for the submittal form to be used to request changes/improvements to your lot.

V. Open Discussion included additional questions/concerns on community review items, construction noise and trash, ATV traffic on the streets and in the surrounding desert area, request for Pickle Ball courts, Neighborhood Watch involvement, on-street parking issues and request for removal of some landscape at the traffic circle near the elementary school due to visibility issues.

VI. Meeting Adjourned at 8:00 PM.

Meeting minutes prepared and submitted by,
Peri Swenson - KMS