

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, March 6, 2022
Prepared by Wendy Sandor

Members in Attendance:

Camilo Acosta, President
Wendy Sandor, Secretary
Jeff Pena, Member at Large

Call to Order: The Board of Director's regular session meeting of the Mandalay at South Mountain, Phase II, HOA held at the community Ramada on 23rd Street, Phoenix, Arizona was called to order at 9:10 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the January 9, 2022, Regular Session HOA meeting were approved.

Financial Report: The financial report reflected an Operating account of approximately \$3967.48. The Reserve account balance reflected approximately \$41,079.83. Total accounts reflect \$45,047.31. Expenses for January were under or on budget except water.

Architectural Requests:

- None

Issue/Response Tracking:

- Open Issues—lock on South Winston pedestrian gate, pedestrian gate adjustment, rental paperwork
- Closed Issues—landscape request, gate program, light on Allen Street, Allen Street irrigation leak

New Business:

- 2022 Granite Replacement Project—received bids, 1 more to come in with bids coming in higher than \$12,000 budgeted.
- 2022 Annual Meeting Notice and Candidate Submission—notices go out next week and the 2022 Annual Meeting is scheduled for Sunday, May 22nd.

Old Business:

- Allen Street Light repair completed. The fixture was still working; however, the wiring was corroded, and so new wiring was run.
- South pedestrian gate lock on East Winston St.—company is not returning call.
- Gate Claim Arbitration—has concluded finding Quintessa not liable.

Open Forum:

- Some solar lights are missing in the cul-de-sac green space.
- Update to homeowner phone number in directory.

Next Meeting: June 5, 2022, at 9:00 a.m. for the Regular Session HOA meeting.

Meeting Adjourned: The Board of Director's regular session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at the satisfaction of all homeowner attendees at 9:30 a.m.

Respectfully submitted,
Wendy Sandor, Secretary