

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA  
Quintessa Annual Board Meeting—Sunday, May 23, 2021  
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 annual session meeting of the Mandalay at South Mountain, Phase II, HOA held at the community Ramada on 23<sup>rd</sup> Street, Phoenix, Arizona was called to order at 9:10 a.m. with Camilo Acosta presiding.

**Approval of Minutes:** Minutes of the May 23, 2020 Annual Session HOA meeting were approved.

**Verification of Quorum:** A quorum of HOA members via absentee ballots (15) and in person ballots (6) was reached.

**President's Report and Introductions:** Appreciation was given to board members Jeff and Wendy, and to homeowners that helped prepare, build, and set up the playground and Ramada area. President Camilo Acosta provided an overview of the past year's challenges and accomplishments.

- 3 homes sold in the last year, 1 is currently up for sale, and 2 will possibly go up for sale.
- Added amenities to community include playground, bench, picnic tables, and garbage can.
- Winston Exit Gates will be replaced with lighter weighted ones during the first week in June 2021.
- Two pedestrian gates were replaced: south side of Winston and south side of Samantha Way.
- Reserve Study completed, indicating reserve funding growth from 11% to 20%.
- Completed Paint Policy and homeowners will be receiving a 6-month reminder.
- Bulk trash pickup is next week.
- Next Board Meeting will be Sunday, August 1, 2021 at 9:00 a.m.
- Proposed Potluck on July 10<sup>th</sup>.

**Financial Report:** The 2021 Quintessa Operating Budget (copies distributed at meeting) shows:

Total Annual Income of \$79,200.00  
Total Annual Expenses of \$79,200.00  
Net Variance of Zero

Operating Account Balance EOY 2020 \$747.49 (compared to \$7,827.16 EOY 2019)  
Reserve Account Balance EOY 2020 \$42,480.02 (compared to \$34,492.10 EOY 2019)

**Election of the Board of Directors:** Ballots were logged and counted with results as follows—Camila Acosta (21), Wendy Sandor (21), and Jeff Pena (21) were elected to serve as the Quintessa HOA Board of Directors for the 2021-2022 year. Nominations were verified by homeowner not on the Board. There were no nominations from the floor.

**CC&R Amendment Ballot Count:** YES votes were not reached on the Short-Term Rental Amendment. 27 out of 33 votes were received. Three more YES votes were needed to pass the CC&R Amendment.

**Member Questions and Comments:**

- Discussion of vandalism to solar lighting.
- Discussion of granite replenishment over 3 years @ \$11,000.
- Valley View name change to Green Desert.
- Irrigation leak reported under bench.

**Meeting Adjourned:** The Board of Director's annual session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at 9:40 at the satisfaction of all homeowner attendees. The next Regular Session HOA Meeting is scheduled for August 1, 2021 at 9:00 a.m.

Respectfully Submitted,  
Wendy Sandor, Secretary