

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, December 8, 2019
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 9:05 a.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, October 5, 2019 Regular Session were approved.

Financial Report: The financial report reflected an Operating account of approximately \$9600. The Reserve account balance reflected approximately \$34,000. The Total Asset balance was reported as approximately \$43,600. It was reported that November was under budget and forecasted that December would also be under budget.

Architectural Requests:

- The Architectural Request for Lot 16 remains open to gather more clarification on the homeowners' landscaping intentions along the fence line.

Issue/Response Tracking:

- 3 Issues were resolved.
- Pending Issue—South Winston pedestrian gate lock is malfunctioning.
- Parking Violations—2
- Parking Fines—1

New Business:

- Block Watch survey results are postponed for further review by the committee.
- Street maintenance bids were sought from American Asphalt, Ace, and GSW. American Asphalt's bid was \$7393 and the budget for this maintenance is \$7485. American Asphalt is the company that provided this service previously and the Board moved to schedule work to be completed in January.
- The City of Phoenix met with Camillo Acosta and 2 members of the landscaping committee, Dan and Charlotte Berryman. The result of the meeting is a plan to reduce water usage by 10% in 2020.
- Tenant Fee A.R.S. 33-1260.01 was voted on by the Board to charge a one-time \$25 fee to owners for registering new tenants.

- The 2020 Annual Budget was approved by the Board.

Old Business:

- The Block Watch Grant Committee filed for \$7524.00 in grant funding. Thank you to Dan and Charlotte Berryman for all their efforts in completing this process.
- The Gate Claim forwarded to LaBarre/Oksnee Insurance was denied for not enough evidence of fault.

Open Forum:

- Some homeowners are not receiving emails from all board members. The ListServe will be checked for accuracy.
- Homeowner inquired about neighboring tree branches hanging over his pool.

Next Meeting: Saturday, January 4, 2020 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 10:10 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary