

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, April 11, 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 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: Minutes of the March 7th, 2021 Regular Session HOA meeting were approved.

Financial Report: The financial report reflected an Operating account of approximately \$3,698.41. The Reserve account balance reflected approximately \$37,193.27. Total accounts reflect \$40,891.68. March overall was under budget, however water was over budget due to the spring planting of grass in the green spaces.

Architectural Requests:

- Lot 22—Change in paint scheme is approved.
- Lot 22—Walking path from gate to driveway is approved.

Issue/Response Tracking:

- none

New Business:

- Winston Entry/Exit Gate Replacement—mesh size of gate design is approved, and we are waiting on a date for installation.
- 2021 Annual Meeting (5/23) & Board Ballot—The meeting is scheduled for Sunday, May 23rd and the Board Ballots will be sent out today.
- Backflow Inspection/Maintenance—1 repair by entry gate is due to be repaired this week.
- ACC Annual Filing—The compilation report for 2020 was processed and filed with Arizona Corporation Commission for 2020. 2021 is due in May.
- New Playground Area Bench and Waste Bin were added to the Community Ramada area.

Old Business:

- Block Watch Grant Updates—The Block Watch committee continue to distribute first aid kits, flashlight and 2-way radios to homeowners. Solar lighting has been purchased for interior common spaces.

- 2021 Reserve Study—An onsite reserve study was not completed due to Covid infection and is rescheduled for April 16, 2021
- Short Term Rental Amendment—Clarification and homeowner discussion of amendment indicated that 27 votes were needed for action to be taken. Currently the Board has received 17 ballots and 16 have yet to be received.

Open Forum:

- Irrigation checks
- Flag light run around to obtain return label
- Stump removal
- July Summer Get Together Potluck was proposed for Saturday, July 10th at 7:00 pm.

Next Meeting: Sunday, August 8, 2021 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 9:35 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary