

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, December 10, 2023
Prepared by Andrew Johnson

Members in Attendance:

- Camilo Acosta, President/Treasurer
- Andrew Johnson, Secretary

Call to Order: The Board of Directors 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 9:07 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the October 8, 2023, regular HOA meeting were approved by Camilo and Andrew.

Financial Report: Operating and Reserve accounts reflect the following balances for September.

Month	Operating	Reserve	Total
October	\$9,661.58	\$58,728.50	\$68,390.08
November	\$3,411.81	\$60,277.43	\$63,689.24

- October we were over in water, maintenance, and dues/subscriptions.
- November we were over in water and dues/subscriptions.
- December estimate is we will likely be over in water again. Not currently anticipating any other overages.

Architectural Requests: No new architectural requests were submitted, reviewed, or approved.

Issue/Response Tracking:

Type	Details
Parking violations	Sent two parking violation notifications.
Trash violations	Sent one trash violation notification.
Irrigation issue	Closed one irrigation issue.
Street light issue	Closed one street light issue.
Parking reminder	<ul style="list-style-type: none">● Reminder of parking rules will be sent in January.● Notices will be sent for violations.● Potentially contracting a tow company in 2024. The company would provide signs on light poles with parking rules and tow company information as required by Phoenix city.

New Business:

- In previous meetings this year we have discussed shortfalls in budget. Camilo proposed an increase in HOA assessments (monthly dues) in our last meeting.
- Currently we have three options:
 - Keep dues the same and cut back in multiple services provided.
 - Increase 10% to \$220 per month, with minor cutbacks to services provided.
 - Increase 20% to \$240 per month. This should help cover projected costs that have increased over the years.
- Last monthly due increase was in May 2019.
- Year over year we have been in a deficit:

- 2020 we were \$3,000 over.
- 2021 we were \$4,000 over.
- 2022 we were \$4,500 over.
- 2023 we are expected to be \$16,000 over.
- Examples of extra costs that we had to postpone or pay:
 - Column from Samantha way gate was damaged. We skipped the repair of several thousands of dollars.
 - Phoenix has raised water costs, this has been one of the main increases. Additional expected increases in March 2024 and March 2025.
 - PO Box cost went up 28%.
 - Quickbooks subscription went up 40%.
 - Insurance went up 11%.
- Camilo proposed to go up \$240 effective February 1, 2024. Andrew seconded the proposal.
- Camilo will send out assessment details this month and a notification to households that use AutoPay.
- Additional notifications will be sent to anyone who is behind on assessments. If delinquency continues we'll look at assessing late fees for those accounts.
- Details of the budget will be sent out in a spreadsheet as well where the proposed increases in dues will be added.

Old Business:

- December 5, 2023 a notification was sent for the 2023 granite replenishment. There is a correction, the contractor was ordering granite this past week. Expecting the granite to be delivered the week of December 10. Piles will be placed throughout the community. Not sure on how long it will take to distribute, but Camilo will confirm timing and locations for distribution before drop-off.

Open Forum:

- Cox outage impacted many homes. Hopefully resolved

Next Meeting: January 7, 2023, at 9:00 a.m. for the Regular Session HOA meeting.

Meeting Adjourned: The Board of Directors regular session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at the satisfaction of all homeowner attendees at 9:26 a.m.

Respectfully submitted,
Andrew Johnson, Secretary