**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**

**Quintessa Board Meeting—Sunday, October 4, 2020**

**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 Sunday, August 2, 2020 Regular Session were approved.

**Financial Report:** The financial report reflected an Operating account of approximately $4,710.75. The Reserve account balance reflected approximately $43,783.79. The Total Asset balance was reported as approximately $48,494.54. It was reported that all categories were under budget except for water in the amount of $730 approximately. Currently, all categories are under budget for the year.

**Architectural Requests:**

* None pending

**Issue/Response Tracking:**

* 3 cases were closed.
* 2 irrigation issues remain open and 1 storm grate issue remains open.

**New Business:**

* Halloween Community Potluck—The potluck will be held on Friday, October 30, 2020 at 6:00 pm at the Community Ramada.
* Overseed quote approval—The Board approved the overseeding for winter rye in the retention bases after skipping last year for Bermuda full recovery from dormancy.
* Playground Selection Decision—Homeowners were given 4 choices of playground equipment styles in an emailed survey and at meeting. Results were Adventure Tower=1, Adventure Tunnel=7, Adventure Swing=2, and Adventure Clubhouse=0. The Adventure Tunnel will be ordered along with rubberized mulch and rubberized curbing to replace existing concrete curbing.
* Reserve Study—A new study will be conducted to evaluate how much life Quintessa assets have left and how much money should be set aside in the reserve account for replacement and repair of those assets. The quote for this study is $1100 for a 1 year study. The Board motioned and approved the study and will be scheduled.
* Short Term Rental Agreement—The Board motions to propose an amendment to the CCRs for a Short Term Rental Agreement to a minimum of 30 days. This amendment would prevent potential negative Airbnb activity. The Board will draft the amendment for approval.

**Old Business:**

* Block Watch Grant Updates—The Block Watch Grant for the full amount requested of $7524.00 has been received and purchasing will begin of approved items. The committee will be filing their first Quarterly report which is due October 15th.
* Pedestrian grate redesign schedule—both south pedestrian gates will be redesigned and modified for proper closure and security.

**Open Forum:**

* New solar lighting on the flagpole will be ordered. Lighting will clamp onto pole below flag.
* The topic of bumps in the community was raised. Concern for repeat speaking offenders and the playground location.
* Homeowner requested a stucco vendor referral. Website will be updated with a vendor recommended by other homeowners.

**Next Meeting:** Sunday, December 6, 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 10:00 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,

Wendy Sandor, Secretary