

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Saturday, October 5, 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, August 3, 2019 Regular Session were approved with corrections for incorrect last name of Member at Large.

Financial Report: The financial report reflected an Operating account of \$6,699.04. The Reserve account balance reflected \$30,838.89. The Total Asset balance was reported as \$37,537.93. It was reported that in August the budget was under except water, and in September the budget was under in all categories. The Year to Date reported \$8500 under budget.

Architectural Requests:

- None pending

Issue/Response Tracking:

- Resolved issues include 2 tree, 2 irrigation, 1 gate, 3 parking violations.
- Open issues include 1 irrigation leak.
- Gate Testing—power failure override. It was discovered that 2 batteries are not charging. Replacement costs are \$60 each. Additionally, 2 batteries are ineffective and replacement costs are \$450 each. A motion was made by Camilo Acosta to replace batteries and it was seconded by Wendy Sandor.

New Business:

- Jeff Pena was welcomed as a new Board member serving as a Member at Large.
- An update was made with the Arizona Corporation Commission to add Jeff Pena as current Board member.
- Two quotes were received for granite replacement. 1) 100 tons including labor and equipment for \$14,452.50. 2) 250 tons including labor and equipment for \$34,977.78. The Board will check on refresh options, if available.

- Over seeding of winter rye grass will cost \$360. A motion was made, seconded, and put forward to not over seed this year to improve the health of the Bermuda grass. It was further moved, seconded, and put forward to skip spring planting and resume an annual fall planting.
- It was decided by the Board to refer the gate claim to the insurance company.
- Block Watch Committee—Minutes were provided for the August 1, 2019 meeting. Crimes in a 2 mile radius were reported. It was further reported that the 2020 Block Watch Grant was dead due to lack of funding by the city. Dan Berryman will be attending the Phoenix Block Watch Advisory Board Meeting to gain more insight. A survey to homeowners will be conducted via Survey Monkey.

Old Business:

- Greg Setter was thanked by the Board for repairing the flag pole.

Open Forum:

- A request was made for the Quintessa Neighborhood Directory to be resent via email to homeowners.
- The Board and Landscape Committee will meet up with the City of Phoenix to discuss water efficiency on Tuesday, October 15th, at 3:00 pm.

Next Meeting: Sunday, December 7, 2019 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 10:05 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary