

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, October 6, 2024
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 9:11 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the August 4, 2024, HOA meeting minutes were approved by Camilo and Andrew.

Financial Report: Operating and Reserve accounts reflect the following balances for June, and July.

Month	Operating	Reserve	Reserve CD	Total
September	\$21,852.27	\$13,277.21	\$35,793.97 = \$49,071.18 Reserve + CD	\$70,923.45
August	\$19,545.59	\$23,678.67	\$35,793.97 = \$59,472.64 Reserve + CD	\$79,018.23

- In August we were 20% over in water. Usage was expected, cost is increasing.
- In September we were 10% over in water.
- Expecting increases in our subscriptions, specifically the PO box and Quickbooks.

Architectural Requests:

- None

Issue/Response Tracking:

- Closed three irrigation, one accounting, two front gate, one smell issues.
- Sent two violation notices for trash.
- One open issue for the backflow leak.

New Business:

- HOAs and the Corporate Transparency Act (CTA) & BOI Requirements
 - Helps oversee potential money laundering. Unsure if HOAs are in scope.
 - Andrew and Camilo to file with the Federal Government, required by Jan 2025.
- Bulk Trash – Appointment-Based Scheduling (9/30/24)
 - Quarterly to appointment based effective the end of September.
 - We will send a communication to the community.

Old Business:

- Completed street resurfacing at the end of August. Seal coating and speed bumps installed.

Open Forum:

- Lot 26 home sold. New residents are moved in.
- Lot 4 home is for sale.
- Lot 7 home will be coming up for sale soon.
- Request to remove dead plants and bougainvillea (Lot 17).
- We will send an email to see if people want to trick or treat and/or give out candy.

Next Meeting: December 8, 2024, 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