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

**Quintessa Board Meeting—Sunday, August 2, 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 Saturday, June 6, 2020 Regular Session were approved.

**Financial Report:** The financial report reflected an Operating account of approximately $13,669.77. The Reserve account balance reflected approximately $42,647.57. The Total Asset balance was reported as approximately $56,317.34. It was reported that April was under budget in all categories except for repair and maintenance due to Gear Box replacement for Winston gates.

**Architectural Requests:**

* None

**Issue/Response Tracking:**

* 3 cases were closed: 2 irrigation issues and 1 downed tree.
* 2 cases remains open for irrigation and tree trimming.
* 0 CCR violations were issued.

**New Business:**

* Pedestrian Gate Redesign—Steele Creations and Fabrication, Inc. gave bid for $9300.00 on redesign/modification for all 5 gates. Homeowners and the Board agreed to move forward with 2 gates for now.
* 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.

**Old Business:**

* Block Watch Grant Updates—Block Watch Grant was award for full amount requested $7524.00. The committee is awaiting the funds to proceed with purchasing.
* The Board will contact vendor for grate repair.

**Open Forum:**

* Homeowners are requesting playground equipment in the Community Ramada Area. The Board will seek out suitable equipment.

**Next Meeting:** Sunday, October 4, 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 9:37 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,

Wendy Sandor, Secretary