

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Annual Board Meeting—Saturday, May 23, 2020
Prepared by Wendy Sandor**

Members in Attendance:

Camilo Acosta, President
Wendy Sandor, Secretary

Members Absent:

Jeff Pena, Member at Large

Call to Order: The Board of Director's annual 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: Minutes of the May 11, 2019 Annual Session HOA meeting were approved.

Verification of Quorum: A quorum of HOA members via proxy representation and in person attendance was reached.

President's Report and Introductions: Appreciation was given to board members Jeff and Wendy, Jeff and Greg for their help with the flagpole, and Dan, Charlotte, and Wendy for their work on the Block Watch Grant. President Camilo Acosta provided an overview of the past year's challenges and accomplishments.

- Street resurfacing/repair
- No homes were sold during the past year.

Financial Report: The Budget versus Actuals for 2020 showed all line items to be on or under budget. The 2020 Quintessa Operating Budget (copies distributed at meeting) shows:

Total Annual Income of \$79,200.00
Total Annual Expenses of \$79,200.00
Net variance of zero

Operating account balance: \$13,044.80
Reserve account balance: \$39,637.41

Election of the Board of Directors: Ballots were logged and counted with results as follows—Camilo Acosta (17), Jeff Pena (17), and Wendy Sandor (17) were elected to serve as the Quintessa HOA Board of Directors for the 2020-2021 year. Nominations were verified by Gia Snooks. There were no nominations from the floor.

Member Questions and Comments:

- Samantha Way vehicle gate was running slow and was repaired by Phoenix Fence.
- Gear box replacement is out for bid.
- Pedestrian gate heat expansion continues to be an issue for proper gate functioning.
- Discussion of South Mountain fire and clean up effort for the HOA property bordering the wash.

Meeting Adjourned: The Board of Director's annual session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at 9:25 at the satisfaction of all homeowner attendees. The next Regular Session HOA Meeting is scheduled for June 6th, 2020 at 9:00 am.

Respectfully submitted,
Wendy Sandor, Secretary