

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**  
**Quintessa Board Meeting—Saturday, October 1, 2016**  
**Prepared by Wendy Sandor**

**Members in Attendance:**

Camilo Acosta, President  
Wendy Sandor, Secretary  
Valerie Christopher, 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 23<sup>rd</sup> Street, Phoenix, Arizona was called to order at 9:10 a.m. with President Camilo Acosta presiding.

**Approval of Minutes:** The minutes of the Saturday, August 6<sup>th</sup>, 2016 Regular Session were approved.

**Financial Report:** The financial report reflected an Operating account of \$17,075.92 and a Reserve account of \$12,610.69 for a Total Asset balance of \$29,686.61. It was reported that Quintessa was under budget in all areas except for maintenance and water, which were over budget.

**Architectural Requests:** No architectural requests are pending at this time.

**New Business:**

- Blockwatch in ongoing. The link to SignUp Genius is still active for homeowners to participate in patrolling the community.
- Upcoming Community Events include the following:
  - There will be a Community Garage Sale on Saturday, October 8<sup>th</sup>. An advertisement will be placed and the ASU community emailed directing customers to the community between 7:00-11:00 a.m. The gates will be open.
  - Our Community Clean Up is scheduled for Saturday, October 15<sup>th</sup>. A flier will be emailed. Participants will meet at the Ramada at 8:00 a.m. and garbage bags will be provided. The focus will be 24<sup>th</sup> Street, South of the canal and the desert wash along the property line.
  - On Saturday, December 10<sup>th</sup> we will be having our Holiday Potluck. A flier will be emailed to homeowners. Wendy Sandor will coordinate the event.

**Issue/Response Tracking:**

- There are no open issues at this time.

**Old Business:**

- Street light maintenance on Winston Drive has been completed. The fixture was under warranty and the light sensor was replaced.
- The Samantha Gate maintenance is scheduled for next week.

**Open Forum:**

- There was discussion about irrigation concerns throughout the community. It was reported by the Board that the second phase of new spaghetti line replacement will be completed in October.
- There was discussion about a robbery on Winston Drive and what homeowners could do to better protect their homes and vehicles, such as lighting, cameras, and other layers of protection.

**Next Meeting:** Saturday, December 3<sup>rd</sup>, 2016 at 9:00 a.m. for 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 9:24 a.m. at the satisfactions of all homeowner attendees.

Respectfully submitted,  
Wendy Sandor, Secretary