

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, August 8, 2021
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 9:10 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the April 11th, 2021 Regular Session HOA meeting were approved.

Financial Report: The financial report reflected an Operating account of approximately \$3,395.98. The Reserve account balance reflected approximately \$42,526.06. Total accounts reflect \$45,922.04. April, May, and June were under budget in all categories except for water. Overall, these months were under budget. July was under budget in all categories except for water and tree maintenance. Overall, July was overbudget.

Architectural Requests:

- Lot 6—Front Landscaping was approved.

Issue/Response Tracking:

- Closed Issues—5 irrigation, 3 tree, 1 gate, 2 remote/control box, 2 HOA demand requests
- Open Issues—Street light on Allen St. and courtyard bush trimming for a homeowner
- In Progress—2 violation notices will be sent out regarding parking on the sidewalk and block wall painting repair.

New Business:

- Board Officer Appointments—Officers were re-elected into office during the Annual HOA Meeting in May.
- Annual Tree Maintenance--\$4800 is allocated for tree maintenance for 118 existing trees in the community.
- Block Watch Grant Updates—The 4th quarter report was filed and remaining monies have been transferred back to the city.
- Solar Lights Vandalism—3 incidences of solar vandalism have occurred: 2 at the Euclid pedestrian gate and 1 at the community ramada space.

Old Business:

- Winston Entry/Exit Gate Replacement Updates—The entry gate has been completed. The exit gate rebar design needs to be fixed to match design plans and community aesthetic.

Open Forum:

- We are 6 months from our painting deadline.
- The American flag was replaced with a new one due to wear and tear from storms.
- October potluck was proposed.

Next Meeting: Proposed—Sunday, September 5, 2021 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 9:35 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary