

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, October 2, 2022
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 9:03 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the August 7, 2022, Regular Session HOA meeting were approved.

Financial Report: As of October 2, 2023, operating and reserve accounts reflect the following balances: Operating--\$3,123.66 and Reserve--\$51,896.21 for a total of \$55,019.87.

Architectural Requests: None

Issue/Response Tracking:

- Open Issues—2, irrigation for lot 22 and Winston streetlight
- Closed Issues—3, Samantha gate, irrigation for Lot 9, and balance request Lot 27

New Business:

- Fall Planting—quote for 70 plants is \$2421.00. The budget is \$1980.00 and so this will afford 55 plants. It was moved and subsequently approved to stay within budget.
- Winter Rye Grass Overseed—quote was approved.
- Alerus (Formally Metro Phoenix) has changed over.

Old Business:

- Granite—bids outstanding
- Samantha Way Exit Gate—Completed.
- Winston streetlight—Awaiting vendor response.

Open Forum:

- Pedestrian Gate keypad on South Winston—Camilo will try to reprogram not using a #1.
- Get new quote on 2 North Pedestrian Gates to be retrofitted.
- Holiday Potluck is set for Saturday, December 10, 2022 at 6 pm.

Next Meeting: December 4, 2022, 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 the satisfaction of all homeowner attendees at 9:36 a.m.

Respectfully submitted,
Wendy Sandor, Secretary