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

**Quintessa Board Meeting—Sunday, December 6, 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 9:00 a.m. with President Camilo Acosta presiding.

**Approval of Minutes:** Minutes of the October 4, 2020 Regular Session HOA meeting were not available.

**Financial Report:** The financial report reflected an Operating account of approximately $2743.58. The Reserve account balance reflected approximately $41,895.66. The Total Asset balance was reported as approximately $44,639.24.

**Architectural Requests:**

* Lot 6—solar panels and battery backup is approved.

**Issue/Response Tracking:**

* 3 cases were closed—tree, irrigation, and call box.

**New Business:**

* Call Box—An upgrade to the call box has replaced old module with a cellular one. This should lower costs, improve reliability and add features.
* Playground Curbing—Rubberized curbing for playground will be delivered on 12/15.
* House Painting—Official notice will be sent out to homeowners in January.

**Old Business:**

* Block Watch Grant Updates—The Block Watch committee will begin distributing first aid kits and flashlight to homeowners.
* New flagpole solar lights are not working.
* Fall Planting—The fall planting has been postponed to spring.
* Reserve Study—The Reserve Study has been set up to be scheduled.
* Pedestrian Gates—The two South Pedestrian gates for both Winston and Samantha have been fabricated and are awaiting install to be scheduled.
* Short Term Rental Amendment—Still in drafting process.

**Open Forum:**

* None.

**Next Meeting:** Sunday, January 10, 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 9:40 a.m. at the satisfaction of the Board. There were no homeowner attendees.

Respectfully submitted,

Wendy Sandor, Secretary