

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Monday, March 13, 2017**

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 23rd Street, Phoenix, Arizona was called to order at 6:10 p.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, February 4th, 2017 Regular Session were approved with one correction, changing total asset balance \$8,435.17 to \$38,435.17.

Financial Report: The financial report indicated an operating account balance of \$15,223.26 and a reserve account of \$17,367.95, for a total account balance of \$32,591.21. It was reported that both maintenance and tree trimming were over budget. This reflects the Board's decision to go over budget on tree trimming to accomplish the total need in hope to have less tree damage during monsoon season.

Architectural Requests: No architectural requests were pending.

New Business:

- **Street Parking Compliance:** Both a Notice of Intent to Fine and MSMII HOA Noncompliance Enforcement Policies were emailed to homeowners.
- **Board Member Candidate Nominations:** Nomination form will be sent out mid March-mid April. Mid April-mid May nominations will be accepted.
- **Block Watch Updates:** Block Watch is ongoing and homeowners are encouraged to participate and to use the Sign Up Genius.
- **Block Watch Grant Committee:** The Block Watch Grant was explained to homeowner attendees.
- **Spring re-planting:** Spring re-planting is scheduled.
- **Issue Response Tracking:** There are no pending issues.

Old Business:

- Pedestrian Gate Lock Maintenance: The pedestrian gate locks have been replaced. There appears to be a loose striker on the Winston pedestrian gate allowing the gate to pop open. Greg Setter will be repairing the gate.
- Tree Maintenance: Tree maintenance has been completed.
- Backflow Maintenance: Backflow maintenance has been completed.

Open Forum:

- Homeowner inquired about tree removal from green space because it blocks their mountain view. The Board informed the homeowner that they do not have a right of way but would look at the tree to see how it exactly is impairing their view.
- Speeding reminders will be made.

Meeting Adjournment: The Board of Director's regular session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at 6:45 p.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary