

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, December 5, 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 9:09 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the October 3rd, 2021 Regular Session HOA meeting were approved.

Financial Report: The financial report reflected an Operating account of approximately \$483.95. The Reserve account balance reflected approximately \$37,785.61. Total accounts reflect \$38,269.56. Expenses for September were under or on budget except tree maintenance. October expenses were on or under budget except water. November expenses were on or under budget except dues, subscriptions, and water. It is estimated that we will be over budget for the year overall due to increases in dues, subscriptions, insurance, plant replacement, tree maintenance, and water.

Architectural Requests:

- Lot 16—Request was denied for mixing of exterior home paint schemes.
- Lot 05—House paint color change was approved.

Issue/Response Tracking:

- Closed Issues—4irrigation issues, 1 entry box programming request, gate remote request, and Samantha exit gate being ajar.

New Business:

- 2022 Budget—Approved

Old Business:

- Euclid pedestrian gate modification has been completed.
- Allen Street Light needs fixed. Vendor has been found and is coming out on Monday, December 6th.
- City of Phoenix water leak by Winston pedestrian gate.

Open Forum:

- Citizen's App—It was reported that a man with a gun was spotted on Allen and 23rd Pl.
- Pre-teen mischief was reported for 2 occasions of throwing bricks and debris at homes from the Community Ramada.
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Next Meeting: January 9, 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. Time was not recorded.

Respectfully submitted,
Wendy Sandor, Secretary