

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**  
**Quintessa Board Meeting—Sunday, June 11, 2023**  
**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 23<sup>rd</sup> Street, Phoenix, Arizona was called to order at 8:10 a.m. with President Camilo Acosta presiding.

**Approval of Minutes:** Minutes of the March 5, 2023, Regular Session HOA meeting were approved.

**Financial Report:** Operating and Reserve accounts reflect the following balances for March, April, and May.

- March—O=\$12,550.31; R=\$57,451.01; T=\$70,001.32
- April—O=\$11,675.95; R=\$58,996.42; T=\$70,672.37
- May—O=\$10,674.68; R=\$57,670.62; T=\$68,345.30

**Architectural Requests:**

- Q22—Split HVAC Install was approved.
- Q30—Concrete Pathways were denied.
- Q30—Single Concrete Pathway was approved with contingencies.

**Issue/Response Tracking:**

- 2 irrigation issues were resolved.
- 5 parking violation with intent to fine were issued.

**New Business:**

- Elections will be held on July 2, 2023 at the Community Ramada at 9:00 am. Election ballots via electronic voting were sent out on June 5<sup>th</sup>, 2023.
- Tree Maintenance—The budgeted amount will allow for 35 trees to be addressed.
- Street Parking Enforcement—5 intent to fine notices were issued and the Board intends to work with All City Towing for service and signs to include “overnight parking is not allowed,” and will be posted on the street lamp posts.
- Landscape Committee Updates—it was noted that a homeowner was currently receiving water all day on their courtyard shrubs. Water mapping activity demonstrated that many irrigation lines and destinations were mixed and unpredictable.

**Old Business:**

- Summer Tree Maintenance—35 trees were addressed by Green Desert Valley on June 18-19.
- 2022/3 Granite Replacement Project—pending new bids.

**Open Forum:**

- A Homeowner complaint of a pallet of pavers on Allen Street was made. The Board will send out a notice to homeowner.

**Next Meeting:** August 6, 2023, at 8:00 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 8:30 a.m.

Respectfully submitted,  
Wendy Sandor, Secretary