

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**  
**Quintessa Board Meeting—Saturday, August 3, 2019**  
**Prepared by Wendy Sandor**

**Members in Attendance:**

Camilo Acosta, President

Wendy Sandor, Secretary

**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 9:10 a.m. with President Camilo Acosta presiding.

**Approval of Minutes:** The minutes of the Saturday, April 6, 2019 Regular Session were approved.

**Financial Report:** The financial report reflected an Operating account of \$10,085.95. The Reserve account balance reflected \$28,406.13. The Total Asset balance was reported as \$38492.08. It was reported that all overall the budget was under; however repair and maintenance exceeded the budget due to the flag pole installation, irrigation, and the vehicle gate. June was reported under budget overall with water expenses being over. July budget was not official yet but was reflecting at budget, with water expenses and property taxes categories being over budget. The Year to Date reported \$8000 under budget.

- Homeowner brings up question about having an outside evaluation. Homeowner wants to see finances on a quarterly basis. Homeowner is requesting on having an Audit of the Financial Records.
- Camilo Acosta, President, moves to have an outside Audit completed of 2019 Financials. Wendy Sandor, Secretary, seconds the motion. The motion for a financial audit conducted by an independent professional is passed and will cost approximately \$700.

**Architectural Requests:**

- None

**Issue/Response Tracking:**

- All issues have been resolved. This included 3 irrigation issues, 2 branch removals, 1 replacement plant, and 2 gate issues.

**New Business:**

- Review of 2018 Financial Report—The balance for 12/31/18 was \$30,559.92.
- Street Resurface Project—In 2016, the proposed re-do was at the end of 2019 instead of 2020.

- Granite Replacement Project—Granite replacement is scheduled for this year. Bid was obtained for 540 tons. Plans to spread 1/3 of granite each year for 3 years to buffer expense. Cost for replacement is around \$5400.
- Irrigation Controller Schedules—A schedule was given out to interested homeowners.
  - Homeowner suggests capping off all but 1 emitter on all trees.
- Block Watch Grant Committee—5 Block Watch signs were ordered.
  - There appears to be no federal money for the grant.
- Open Board Member Appointment—3 homeowners were interested in being appointed to the Board: Dan Berryman, Charlotte Berryman, and Jeff Peña. All 3 homeowners were given an opportunity to speak on their desire to serve the community. Dan and Charlotte Berryman expressed their desires to forego the Board seat and form a Landscaping Committee. Jeff Peña was appointed to the Board as a Member at Large.

**Old Business:**

- Spring Planting—Spring planting was completed and paid for.
- Tree Maintenance—40 trees were addressed and paid for.

**Open Forum:**

- Dan and Charlotte Berryman want to form a Landscaping Community. The Board will seek out interest from other homeowners to review water efficiency, research and advise best landscaping practices, and report repairs needed to the Board.
- Homeowner expressed interest in forming a phone tree with a Captain on each street in case of disaster, such as wildfire, flood, etc. Homeowner wants to set up a survey for homeowners to complete indicating status of special need in case of emergency. Homeowners will write 10 questions and submit to Board for the survey.

**Next Meeting:** Saturday, October 5, 2019 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 10:30 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,  
Wendy Sandor, Secretary