

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, March 7, 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 9:05 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the February 7th, 2021 Regular Session HOA meeting were approved.

Financial Report: The financial report reflected an Operating account of approximately \$1,059.42. The Reserve account balance reflected approximately \$36,147.36. Total accounts reflect \$37,206.78. February overall was under budget, however insurance and plant replacement went over the budget line.

Architectural Requests:

- Lot 29—Change in paint scheme is approved.

Issue/Response Tracking:

- 3 cases were closed for irrigation repair.

New Business:

- Winston Entry/Exit Gate Replacement—The Board is waiting on an updated draft on the mesh size requested, and we are waiting on a date for installation.
- 2021 Annual Meeting Notice & Candidate Submission—The meeting is scheduled for Sunday, May 23rd to vote for 3 Board positions and the CC&R Amendment.

Old Business:

- Block Watch Grant Updates—The Block Watch committee continue to distribute first aid kits, flashlight and 2-way radios to homeowners. Solar lighting is being considered for interior common spaces.
- 2021 Reserve Study—An onsite reserve study will be conducted Wednesday, March 10th. The Reserve Study will be returned March 26, 2021.
- Short Term Rental Amendment—Clarification and homeowner discussion of amendment indicated that 27 votes were needed for action to be taken.

Open Forum:

- Playground—Homeowner feedback was all positive on the newly placed playground.

Next Meeting: Sunday, April 11, 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 the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary