

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Saturday, January 7, 2017
Prepared by Wendy Sandor

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 9:06 a.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, October 1, 2016 Regular Session were approved.

Financial Report: The financial report reflected an Operating account of \$19,497.45 and a Reserve account of \$15,224.70 for a Total Asset balance of \$34,722.15. It was reported that Quintessa was on or under budget in all areas.

Architectural Requests: No architectural requests are pending at this time.

New Business:

- **Block Watch Updates:** The link to SignUp Genius is still active for homeowners to participate in patrolling the community. There was concern from homeowner attendees for the still existing low wall on Allen Street. As per Officer Charlie's suggestion of "layers of protection", the Board suggested the planting of Cholla Cactus in that location on the exterior of that portion of the wall. Valerie Christopher, Member at Large, informed homeowner attendees of a Block Watch grant that could be applied for where funds up to \$10,000 could be obtained. These monies would be allocated for such planting and other security enhancing items.
- **Street Parking:** Repeat offenders of overnight parking have received formal notices reviewing that street parking is prohibited. Fines will start being assessed.
- **Tree Maintenance:** Tree maintenance will be scheduled early this year. Bids will be obtained before selecting a vendor. A split tree on 24th Street will be removed for safety reasons.

Issue/Response Tracking:

- A formal complaint regarding street parking was received by the Board from a homeowner. The Board has responded and has taken action. The issue is now closed.

Old Business:

- Pedestrian Gates: The locks on the pedestrian gates are not working. The reset key purchased has failed to reset the combination. A service call has been placed with Phoenix Fence. A homeowner attendee suggested a regular locksmith. The Board will follow up with this action.

Open Forum:

- There was discussion about the radio frequency of garage doors having interference. The issue seems to have resolved itself. Attendees speculated potential reasons.
- The entry/exit gates remain in need of further maintenance. The concrete pads under the controllers and mechanical arms need replaced. The Board will continue to seek the most cost effective and suitable solutions.

Next Meeting: Saturday, February 4, 2017 at 9:00 a.m. for 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 9:52 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary