

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Saturday, February 2, 2019
Prepared by Wendy Sandor**

Members in Attendance:

Camilo Acosta, President
Wendy Sandor, Secretary
Austin Clary, 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 9:00 a.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, December 1, 2018 Regular Session were approved.

Financial Report: The financial report reflected an Operating account of \$8,068.13 and a Reserve account of \$27,854.32 for a Total Asset balance of \$35,922.45. It was reported that expenses were under budget overall, with the exception of repairs and maintenance.

Architectural Requests:

- Lot 6 Outdoor BBQ Structure was approved.

Issue/Response Tracking:

- Winston Entry Gate—waiting on repair to gate safety loops.
- Call Box—needs verification
- Leaking Fire Hydrant on corner of Samantha Way and 23rd Pl—Board will call city on Monday

New Business:

- Winston Gate Safety Loop Repairs—the Board filed a claim with the City of Phoenix from Phoenix Fence for \$1800 to fix loops. Work is to be conducted in 2 weeks.
- May Annual Homeowners Meeting—the meeting is scheduled for Saturday, May 11th at 9:00 am. Two mailings will go out: 1) nomination ballots and 2) voting ballots.
- 2019 Budget—The 2019 budget will reflect an HOA fee increase to \$200. A historical perspective was given to outline the 3 increases over the last 9 years from \$120 → \$150 → \$180. Budget overviews were printed out for homeowner attendees.

Old Business:

- Block Watch Grant Committee—Initial meeting to start the grant process for 2020 is scheduled for Wednesday, December 5th, 2018. Wendy Sandor, representing the Board will meet with Charlotte Berryman to scope out the process.

- Community Wall Painting—Quotes from other companies will be obtained as the one received was too high.

Open Forum:

- Discussion of homes needing exterior painting. Discussion of a phase in plan of action for homes painted 10 or more years ago. Letters will be sent out to those homeowners indicating the need to paint this calendar year.
- Homeowner complaint of holiday decorations still out on some homes. The Board will email those homeowners for removal.
- Homeowner reported an irrigation leak on 23rd Pl.
- Discussion of adding rain sensors to irrigation. The Board will talk to the landscapers.
- Homeowner noted the retention basin not draining quick enough, possibly due to irrigation. The Board will follow up.
- Plant Replanting Budget = \$3480
- Discussion of an April Community Clean-up. The Board will plan a day.

Next Meeting: Saturday, March 2, 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 9:50 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary