**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**

**Quintessa Board Meeting—Saturday, January 11, 2020**

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

**Approval of Minutes:** The minutes of the Saturday, December 8, 2019 Regular Session were approved with a change to the statement regarding the Tenant Fee. The one-time $25 fee is to be charge to the homeowner. Additionally, the exact amounts were for the financial report was provided and reflected for the month of December: Operating account $8660.03 and Reserve account $33,273.71 for a total of $41,933.74.

**Financial Report:** The financial report reflected an Operating account of approximately $9,849.70. The Reserve account balance reflected approximately $34,492.10. The Total Asset balance was reported as approximately $44,341.80. It was reported that January was under budget in all categories except Dues, Subscriptions, and Quick Books. Overall, the year 2019 was under budget by $5,600.00. It was voted on and approved to move $5000.00 from the operating account into the reserve account. The Compilation Report for End of December reflected: Operating account $7,827.16, Reserve account $34,492.10, and a Total amount of $42,319.26.

**Architectural Requests:**

* The Architectural Request for Lot 16 was approved with homeowner addendums to satisfy the Board’s requests for changes to improve visibility and aesthetics.

**Issue/Response Tracking:**

* 1 open issue: pedestrian gate

**New Business:**

* Street maintenance by American Asphalt, Ace is scheduled for Monday, January 20th through Wednesday, January 23rd. Monday the crack seal will be applied, Tuesday the Winston street will be closed, and Wednesday the Samantha and Allen streets will be closed.

**Old Business:**

* 5 Block Watch signs were obtained and will be placed.
* A change in wording to the August 2019 minutes was requested and the change made. The August 2019 minutes will reflect the change and reposted on the website.

**Open Forum:**

* Delivery concerns were made for the days the streets are closed and the Board assured that deliveries will still make it to homes as scheduled.
* The Landscaping Committee found a grate that needed repair in the north green space. The Board will schedule repair.

**Next Meeting:** Saturday, February 8, 2020 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 10:15

a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,

Wendy Sandor, Secretary