

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**  
**Quintessa Board Meeting—Saturday, August 6, 2016**  
**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 23<sup>rd</sup> Street, Phoenix, Arizona was called to order at 9:09 a.m. with President Camilo Acosta presiding.

**Approval of Minutes:** The minutes of the Saturday, June 4<sup>th</sup>, 2016 Regular Session were approved.

**Financial Report:** No formal financial report was given. The Board reported that Quintessa was under budget in all categories except for maintenance and repair due to 3 mature trees having to be removed as a result of storm damage.

**Architectural Requests:**

- Lot #18—Updated plan for landscaping backyard and timeline was approved by the Board via email.

**New Business:**

- A motion was put forward to amend previously passed motion from April 2<sup>nd</sup> 2016 to assume financial responsibility of connection walls for Lot 8 and Lot 17 to increase security of the community by heightening. The board has approved to only assume financial responsibility for Lot 17; and Lot 8 will remain the financial responsibility of the homeowner.
- Irrigation maintenance of Phase II spaghetti line is to be scheduled. This will improve water flow to approximately 1/3 of the landscaped areas.
- Upcoming community events include the following:
  - Garage sale—Saturday, October 8<sup>th</sup>
  - Community Cleanup—Saturday, October 15<sup>th</sup>
  - Holiday Potluck—Saturday, December 10<sup>th</sup>

**Issue/Response Tracking:**

- The Board will continue to follow up with the landscapers on irrigation leaks on 23<sup>rd</sup> Pl.
- Street lights on North Entrance and the corner of Winston and 23<sup>rd</sup> Pl. are not properly functioning. Repair has been scheduled and the Board is waiting on vendor for replacement.

**Old Business:**

- Street maintenance has been completed by American Asphalt on July 28<sup>th</sup>, 2016.
- Drywell maintenance was completed on two drywells. A missing trash grate was replaced and the drywells were vacuumed out.
- South Exit Gate repair is to be scheduled. The Board is moving forward in strengthening column supports and repairing sagging welds. This action will take more weight off the gate hinges and controllers to improve the functioning of the gates. This option was most cost effective and efficient for our community.

**Open Forum:**

- Reminder for Sign Up Genius for Blockwatch.
- There was discussion of needed sidewalk by canal to prevent wash out on 24<sup>th</sup> St.

**Next Meeting:** Saturday, October 1<sup>th</sup>, 2016 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 9:40 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,  
Wendy Sandor, Secretary