

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, January 9, 2022
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 December 9, 2021 Regular Session HOA meeting were approved.

Financial Report: The financial report reflected an Operating account of approximately \$464.92. The Reserve account balance reflected approximately \$38,060.79. Total accounts reflect \$38,060.79. Expenses for December were overall under budget except for dues and subscriptions. The year 2021 ended over budget by \$2362.20 because of water, tree maintenance, dues and subscriptions. Alternatively, expenses for repairs and maintenance were under budget. Insurance quote came back more than expected therefore in creasing costs as well.

Architectural Requests:

- None

Issue/Response Tracking:

- Open Issues
 - Street light on Allen Street waiting for replacement which is scheduled for 1/18/22 and will be approximately \$500.00.
 - Lock on South Winston Pedestrian Gate will cost approximately \$1100.00 to replace.
- Closed Issues
 - HOA balance statement request
 - HOA demand on sale

New Business:

- 2022 Granite Replenishment Project--\$12,000.00 has been budgeted for part 1 of 3 installments. The Board will secure bids.

Old Business:

- Allen Street Light Repair/Replacement of unit scheduled for 1/18/22.

Open Forum:

- It was requested that the Board send out a notice on courteous parking on trash pick up day.

Next Meeting: March 6, 2022 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 at 9:30 a.m.

Respectfully submitted,
Wendy Sandor, Secretary