

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Annual Board Meeting—Saturday, May 11, 2019**

Members in Attendance:

Camilo Acosta, President and Treasurer

Wendy Sandor, Secretary

Absent: Austin Clary, Member at Large

Call to Order: The Board of Director's annual 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 9:20 a.m. with President Camilo Acosta presiding.

Proof of Quorum: A quorum of HOA members via proxy representation and in person attendance was reached.

Approval of Previous Annual Meeting Minutes: A motion was made (Clary) and seconded (Snooks) to approve the minutes of the May 12, 2018 Annual Meeting.

President's Report: President Camilo Acosta provided an overview of the past year's challenges and accomplishments.

- Three homes have sold during the past year and one home is currently for sale.
- Spring planting of 45 plants was conducted on May 10th, with another 10 plants to be planted next week.
- The call box at entry gate was replaced and a bollard was placed next to it for protection.
- Perimeter wall painting is scheduled for May 28th by Marcel Painting.
- Thanks were given to Austin Clary and Wendy Sandor for serving on the Board.

Financial Summary: Comparisons from prior year financial accounts and current financial accounts were made. The 2019 Quintessa Operating Budget (copies distributed at meeting) shows—

Total Annual Income of \$76,560.00
Total Annual Expenses of \$76,560.00
Net variance of zero

Operating account balance: \$13,900 (compared to \$18,808 FY 18)
Reserve account balance: \$33,000 (compared to \$22,910 FY 18)

President Acosta will be making changes to the budget to accommodate increases in repair and maintenance, insurance, plant replacement, tree maintenance, water, and reserve allocation.

Election of the Board of Directors: Ballots were logged and counted with results as follows—Camilo Acosta (14) and Wendy Sandor (14) were elected to serve as the Quintessa HOA Board of Directors for the 2019/2020 year. No nominations from the floor were made for the 3rd seat.

Member Questions and Comments:

- Gia Snooks informed everyone that her information had been stolen on April 30th by a male individual with short blonde hair, a sun tattoo on his calf, and driving an orange Dodge Charger.
- Homeowners discussed a July Flag Raising Ceremony, solar lighting, and playground equipment.
- The City of Phoenix paid for the replacement of safety loops at entry gate.

Adjournment: The Board of Director's annual session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at 10:00 a.m. at the satisfaction of all homeowner attendees. The next Regular Session HOA Meeting is scheduled for June 1st, 2019 at 9:00 am.

Respectfully submitted,
Wendy Sandor, Secretary