

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**  
**Quintessa Board Meeting—Wednesday, August 9, 2017**  
**Prepared by Wendy Sandor**

**Members in Attendance:**

Camilo Acosta, President

Wendy Sandor, Secretary

Valerie Heninger, 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 6:05 p.m. with President Camilo Acosta presiding.

**Approval of Minutes:** The minutes of the Thursday, April 6th, 2017 Regular Session were approved.

**Financial Report:** The financial report reflected an Operating account of \$15,868.95 and a Reserve account of \$22,730.65 for a Total Asset balance of \$38,599.60. It was reported that Quintessa was under budget on all line items except repairs and maintenance. This overage was due to irrigation and backflow breakage and water expenses.

**Architectural Requests:** There are two pending architectural requests.

- Lot 29A pergola—Pergola revision approved
- Lot 4 sunshades—Sunshades approved

**New Business:**

- Officer Appointments—Board Officers are as follows: Camilo Acosta, President and Treasurer; Wendy Sandor, Secretary; Valerie Heninger, Member at Large
- Gopher Issues—Several homeowners are experiencing gopher issues. Pest treatment by homeowners could be combined to reduce cost to individual homeowners.
- Block Watch Updates—Block Watch is ongoing. The link to SignUp Genius is still active for homeowners to participate in patrolling the community.

**Issue/Response Tracking:**

- Trees—Discussion of two possible tree removals for trees that are growing into street on Winston and over sidewalk on Allen St.

**Old Business:**

- Drywell Maintenance—The tampered grate on the dry well basin was repaired.
- Arizona Corporation Commission Filing—Annual report was filed to renew HOA status.
- Gate Transmitter Audit—Approximately 35 automatic controller codes were deleted.

**Open Forum:**

- Notice Signs on Gates—Discussion of current notice of security signs places on gates and other potential signs that could be posted such as Blockwatch enforcement and suspicious activity/person reporting. The Board will look into other options.
- Discussion of solar lighting for inside green spaces along columns to subtly illuminate dark areas for trespassers to hide.
- Discussion of camera on entry/exit gate and possible security service.
- Fall Planting—Planting of shrubs will be scheduled for October.
- Samantha Gate—3 fencing companies have been called for estimates. Response is pending.

**Next Meeting:** Saturday, September 9, 2017 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 6:32 p.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,  
Wendy Sandor, Secretary