

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, March 9, 2025
Prepared by Andrew Johnson

Members in Attendance:

- Camilo Acosta, President & Treasurer
- Andrew Johnson, Secretary

Call to Order: The Board of Directors 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 9:08 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the December 8, 2024, HOA meeting minutes were approved by Camilo and Andrew.

Financial Report: Operating and Reserve accounts reflect the following balances for June, and July.

Month	Operating	Reserve	Reserve CD	Total
Dec 2024	\$17,999.41	\$18,053.02	\$35,793.97 = \$53,846.99 Reserve + CD	\$71,846.40
Jan 2025	\$22,849.16	\$19,660.26	\$35,793.97 = \$55,454.23 Reserve + CD	\$78,300.39
Feb 2025	\$23,902.87	\$21,267.23	\$35,793.97 = \$57,061.20 Reserve + CD	\$80,964.07

- December 2024: Over in subscription for Quickbooks.
- January 2025: On or under in all categories.
- February: Over in insurance.
- The CD came up for renewal on March 6. We decided to renew for 8 months and added \$10,000 from reserve. This leaves enough to cover forecasted expenses for the year and we will earn more interest.
- Camilo added Andrew as additional signer on the Alerus accounts.

Architectural Requests:

- Lot 18 - Backyard shed - approved with contingencies.

Issue/Response Tracking:

- Closed one call box issue: Replaced keypad where the keys were wearing out and not working.
- Replaced solar module on mailbox light.
- Closed two irrigation issues.
- Closed one remote request.
- Closing one request to replace flag.
- Sent two courtesy notices for trash barrels being out.
- Sent one notice for Christmas decorations being out.
- Sent one notice for a dog noise complaint.
- Opened 1 ticket for repairing fence line bottom rail.

New Business:

- HOA Insurance and Expense Increase
 - Rates went up about 8.6%.
 - Renewed in Feb.
- Phoenix City Water Rate Expense Increase
 - Rate was increased this month by 13%.
 - There was a 13% increase last year.
- SRP Electrical Rate Expense Increase

- Rate increased 2.4% in October.
- Gate Cell Phone Expense Increase
 - Rate will increase 4.5% effective in March.
 - Camilo to fol-up with AT&T on service issues and potentially add a booster if they cannot resolve.
- City of Phoenix Water Leak Repairs
 - Work to repair leak by Winston gate is complete. This was a City of Phoenix pipe. During the repair they cut the loop cable controlling gate and had to repair it.
- HOA Annual Meeting & Board Nomination Notice for May 25, 2025, 8 a.m.
 - Notice will be sent later this month.

Old Business:

- HOA and the Corporate Transparency Act (CTA) & BOI Requirements
 - The new deadline is March 21, 2025.
 - No fines or penalties for filing.
 - Camilo to connect with Andrew to complete.
- Concrete sidewalk quotes from Sunland
 - Sunland did our recent resurfacing, so we asked them for a quote.
 - 12 panels will cost \$8,440.
 - We will be asking them to cut the root of existing trees when pulling out existing concrete. This may result in us losing the tree.

Open Forum:

- Three homes for sale.
 - Two homes listed on Samantha.
 - One home listed on Allen.
- One home for rent on Winston.
- There is a water main leak outside the gate with an open ticket for repair.
- Pedestrian gates are not always closing. We will contact Steel Creations to see if they can adjust the tensioners.
- Due to recent power outage we noticed battery packs to operate the Winston gates weren't working. Desert Gates has been contacted and will be looking to replace the packs or repair them.
- Resident mentioned possible over irrigation on retaining walls in the back of their lot, meeting another residents yard. The board will look into communicating this as a general email.

Next Meeting: Annual Meeting - May 25, 2025, 8 a.m.

Meeting Adjourned: The Board of Directors regular session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at the satisfaction of all homeowner attendees at 9:44 a.m.

Respectfully submitted,
Andrew Johnson, Secretary