

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Saturday, June 4, 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 23rd Street, Phoenix, Arizona was called to order at 9:05 a.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, April 2nd, 2016 Regular Session were approved.

Financial Report: The Board reported an operating account of \$18,379.35 and a reserve account of \$19,005.53, for a total assessment of \$37,384.88. Quintessa was under budget in May by \$885. The budget for May was \$5940 and \$5054 was spent.

Architectural Requests:

- Lot #18—landscaping of backyard to include Italian Cypress was approved by the Board.

New Business:

- The Board of Directors was introduced to the Members attending. Officer positions remained the same: Camilo Acosta, President and Treasurer; Wendy Sandor, Secretary; and the new director Valerie Christopher, Member at Large.
- There will be no July meeting.
- A reminder notice for no overnight street parking was sent to homeowners on May 24th, 2016. One homeowner rebutted wanting exception. The Board agreed that the efficiency of the driveway was not being utilized and upholds Section 6.20 of the CC&Rs.
- Landscape rock was placed in areas that were sparse in the Ramada area and other areas throughout the community.

Issue/Response Tracking:

- The Board will continue to follow up with the landscapers on irrigation leaks for two homes and green space in culdesac. A second phase of spaghetti line needs to be replaced.
- Drywell inspection bid was approximately \$1100 and the budget for this maintenance is \$1500. A missing trash grate will also need to be replaced.

Old Business:

- Street maintenance will be completed by American Asphalt. Homeowners will be notified on the specific dates. Parking will be displaced into the section not being worked on and out of the community.
- South exit gates are turned off due to the gates hitting each other upon closing. This effort is to prevent damage to the controllers and concrete pads. The Board is looking at all options to rectify the issue. Options may include: gate replacement with lighter weight metal and/or industrial controllers.

Open Forum:

- Homeowner inquired about status on wall addition in low areas. The Board is working towards resolving any questions/concerns and plans to move forward.
- Reminder for Sign Up Genius for Blockwatch.
- An updated directory is requested.
- Lot #5 in up for sale.
- Discussion on “speeders” through the community has decreased. Speed bumps were discussed and their need versus cost.

Next Meeting: Saturday, August 6th , 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 9:45 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary