

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, January 7, 2024
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 9:05 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the December 10, 2023, regular HOA meeting were approved by Camilo and Andrew.

Financial Report: Operating and Reserve accounts reflect the following balances for end of year.

Month	Operating	Reserve	Total
December	\$3,192.41	\$45,818.62	\$49,011.03

- Over in water and subscriptions.

Architectural Requests: No new architectural requests were submitted, reviewed, or approved.

Issue/Response Tracking:

- Rental registration notification was sent and returned.

New Business:

- Bulk trash starts this week (January 8). If items aren't picked up by the end of the week, remember to remove them until the next cycle.
- Street resurfacing is scheduled for this year in the reserve budget.
 - We anticipate this will take place sometime in Q1 or Q2.
 - We have \$8,300 budgeted for this work.
 - Resurfacing has taken place every 4 years with the last two times costing \$7,400 and \$7,100.
 - Camilo will get a quote from American Asphalt, the company who completed our resurfacing last time. The board will also look to get quotes from other companies.
 - We will ask if speed bumps can be included in the quote.

Old Business:

- 2023 granite replenishment was completed. We will have other replenishment projects scheduled in the future as the budget allows.
- Monthly Assessment Statements/Notifications
 - A notification will be sent after the January draft date to households with auto draft setup notifying them of the increase from \$200 to \$240.
 - A balance statement was sent to all households with an outstanding/delinquent balance.
 - It was brought up that invoices only show what was paid during the last month and not outstanding balances. Camilo is testing getting new invoices that can be sent, but will be completing this manually in the interim. Homes that are current will receive a statement. Homes that are delinquent will get a separate statement with the balance due.

Open Forum:

- Nofen's (#26) notified the board that they had disconnected their front yard irrigation from the HOA lines. They asked that neighbors notify them if they see any issues. They also asked to be removed from the community landscapers. Camilo will send the appropriate form for them to complete and return.

- Salih's (#16) notified the board that the granite replenishment didn't cover their entire front yard. Camilo advised that we would keep this in mind for the next scheduled replenishment.

Next Meeting: March 3, 2024, at 9:00 a.m. for the Regular Session HOA meeting.

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 9:16 a.m.

Respectfully submitted,
Andrew Johnson, Secretary