

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, December 8, 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 9:09 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the October 6, 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
October	\$17,654.47	\$14,836.79	\$35,793.97 = \$50,630.76 Reserve + CD	\$68,285.23
November	\$17,987.86	\$16,445.20	\$35,793.97 = \$52,239.17 Reserve + CD	\$70,227.03

- October: Over in maintenance. Replace of a backflow valve was the contributing factor.
- November: Over in subscriptions and water.

Architectural Requests:

- Lot 26 - Patio pavers/shed - denied

Issue/Response Tracking:

- Closed bank account issue.
- Closed leak issues.
- Closed pedestrian gate issue.
- Closed backflow issue.

New Business:

- 2025 Budget Review
 - No significant changes from 2024.
 - Assessments will remain at \$240.
 - We have an increase in dues/subscriptions and insurance.
 - We will reduce allocation to plant maintenance.
 - Reserve budget expenses for concrete repair, stucco wall repair, metal fence repair.
 - Andrew approved, seconded by Camilo.
- Open House - Sunday 12/2
 - House on Samantha.
 - Vehicle gate will be open from 12-2

Old Business:

- HOA and the Corporate Transparency Act (CTA) & BOI Requirements
 - Deadline to file is not Jan 1, 2025 anymore. More information to come.

Open Forum:

- No topics.

Next Meeting: TBD 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 9:37 a.m.

Respectfully submitted,
Andrew Johnson, Secretary