

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**  
**Quintessa Board Meeting—Saturday, August 18, 2018**  
**Prepared by Wendy Sandor**

**Members in Attendance:**

Camilo Acosta, President  
Wendy Sandor, Secretary  
Austin Clary, 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 9:10 a.m. with President Camilo Acosta presiding.

**Approval of Minutes:** The minutes of the Saturday, June 9, 2018 Regular Session were approved with two corrections: the name Dezert Gate and 40 trees were marked for trimming instead of 30.

**Financial Report:** The financial report reflected an Operating account of \$12,188.46 and a Reserve account of \$22,455.66 for a Total Asset balance of \$34,644.12. It was reported that July expenses were over budget due to tree trimming expenses.

**Architectural Requests:**

- Lot 8—landscaping request approved

**Issue/Response Tracking:**

- Irrigation—various issues have been noted and landscapers notified.
- CC&R Violations—There were no violations this month.

**New Business:**

- Bollard for call box was approved with follow up on pole placement and white strip instead of yellow paint.
- Pedestrian Gates—check up on self-closing hinges with Eagle Locksmith.

**Old Business:**

- Waiting on bid for sidewalk repair from Velville Concrete.

**Open Forum:**

- Inquiry for Winston gate being open during wind storm. It was explained about the default safety mechanism of the gate system.
- Homeowner complaint for not receiving a new planting. The Board will look at homeowner's courtyard to see what plantings are needed.
- Tree on Winston needs inspected for possible removal and tree stumping.

**Next Meeting:** Saturday, September 8, 2018 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 9:30 a.m. at the satisfaction of all homeowner attendees.

**Executive Session HOA Meeting to follow.**

Respectfully submitted,  
Wendy Sandor, Secretary