

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA  
Quintessa Board Meeting—Sunday, June 12, 2022  
Prepared by Wendy Sandor**

**Members in Attendance:**

Wendy Sandor, Secretary  
Jeff Pena, Member at Large

**Members Absent:**

Camilo Acosta, President

**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 9:06 a.m. with Secretary Wendy Sandor presiding.

**Approval of Minutes:** Minutes of the March 6, 2022, Regular Session HOA meeting were approved.

**Financial Report:** Financial reports were not available for March, April, and May.

**Architectural Requests:**

- Lot 29—Approved for adding pergola in backyard.
- Lot 30—Approved for rolling screen door on front door.

**Issue/Response Tracking:**

- Open Issues—1
- Closed Issues—7, various

**New Business:**

- Tree trimming—bid received from Tree Pros is \$4900 for 35 trees. The Board will schedule service on Monday. Trees will be marked today.

**Old Business:**

- 2022 Granite Replacement Project—Brightview bid for 100 tons of ½ “ table mesa granite is \$20, 776.00, which is over our \$12,000 budget. Discussion of alternate ways to cut costs by purchasing granite direct and having Brightview distribute in community. Will make final decision closer to fall planting and after Samantha gate replacement is complete.
- Samantha Way Exit Gate Status—column has been poured for the second time, it has set, and is ready for gate installation. Steele Creations will be out to take measurements for the new gate to be installed.

- Annual Backflow testing—all valves at all 3 locations passed. No repairs were needed.

**Open Forum:**

- Wash Clean Up Effort—Board gauged interest in clean up effort participation for dead wood and litter. This effort would be 2-4 hours on a weekend morning when temperatures are tolerable. The Board will contact the city and nearby communities for collaboration, use of dumpster, etc.

**Next Meeting:** August 7, 2022, 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 the satisfaction of all homeowner attendees at 9:35 a.m.

Respectfully submitted,  
Wendy Sandor, Secretary