

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, January 10, 2021
Prepared by Wendy Sandor

Members in Attendance:

Camilo Acosta, President
Wendy Sandor, Secretary
Jeff Pena, 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 9:07 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the October 4, 2020 Regular Session HOA meeting were approved and the Minutes of the December 6, 2020 Regular Session HOA meeting were approved with changes to add that the call box upgrade would improve reliability and add features.

Financial Report: The financial report reflected an Operating account of approximately \$4,088.93. The Reserve account balance reflected approximately \$42,480.02. The Total Asset balance was reported as approximately \$46,568.95. The year 2020 overall was slightly over budget for \$1855.29 specifically because of dues and subscription increases, irrigations costs for overseeding and record heat with low precipitation, and lastly tree maintenance. Items under budget for 2020 were general repairs and maintenance and electric.

Architectural Requests:

- Lot 30—Bistro lighting over pool is approved.

Issue/Response Tracking:

- 3 cases were closed—broken tree in common area, irrigation, and landscape lights for homeowner.
- 3 cases open—flagpole solar lighting, irrigation issue on Winston, grate in north retention basin.

New Business:

- Winston Entry Gate Replacement—North entry gate broke off the hinges. Much discussion among members led to the approval of metal banding of columns to secure hinges and the approval of new lighter gate fabrication for both entry gates and both exit gates on Winston.
- 2021 Quintessa Paint Policy Notice—Notices were mailed out to homeowners and homeowners that need to address the paint on their homes will be notified by the end of

the month. Compliance for painting of homes must be met within 12 months from date of notice.

- 2021 Reserve Study—An onsite reserve study will be conducted in late February. A deposit was paid and the balance due at time of study. The Reserve Study will be returned March 26, 2021.
- Short Term Rental Amendment—The Short Term Rental Amendment to the CC&Rs will be placed on the May 23, 2021 annual ballot to limit renting homes to a minimum of 30 days.

Old Business:

- Block Watch Grant Updates—The Block Watch committee have begun distributing first aid kits and flashlight to homeowners, and 5 more flashlights and 30 2-way radios have been ordered for homeowners. Solar lighting is still under consideration as to type and placement.
- Pedestrian Gate Redesign Schedule—The two South Pedestrian gates for both Winston and Samantha have been installed.
- Playground Ribbon Cutting—The Playground will be open once remaining gravel is removed and the safety zone is set.

Open Forum:

- Spring Planting—Planting is targeted for February so plants can take hold before the summer heat.

Next Meeting: Sunday, February 7, 2021 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 10:32 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary