

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, October 8, 2023
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 8:10 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the August 6, 2023, regular HOA meeting were approved by Camilo and Andrew.

Financial Report: Operating and Reserve accounts reflect the following balances for September.

Month	Operating	Reserve	Total
September	\$4, 159.55	\$63,873.78	\$68,033.33

September:

- Over in water
- Over in maintenance due to tree cleanup from storm and repairs to the gate.

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

Issue/Response Tracking:

- One issue for the gate on Samantha Way was closed.
- Two landscape issues closed.
- Two gate entry box issues closed.
- Open issue for broken branches outside Winston Dr. gate.
- Open issue for street light outside Winston Dr. gate needs service.
- Open issue for board email not working as expected for Gmail accounts.

New Business:

- Wendy resigned as board president. Thanks to her and Greg for all of their help with the community over the last several years.
- Camilo to act as interim president and remain treasurer unless there is a volunteer to join the board. Andrew to remain as secretary.
- Storm damage last month resulted in an additional \$6,700 in costs to clean up.
- Discussion around potential increases to HOA fees for residents. Last increase was in May of 2019. Max increase for a single year is 20%. Looking into what an increase of 10% (\$220) would do to the budget compared to a 20% increase (\$240). Camilo to further review and come up with a plan detailing the changes. Initial changes could be:
 - No change would result in significant cuts to tree trimming, plant replacement, and reserve depletion.
 - +10% would allow reserve allocation to remain the same and match expenses.
 - +20% would allow reserve to increase for unexpected expenses, matching of expenses, and a longer time between increases (pending no major changes).

Old Business:

- We received several quotes and have decided to move forward with the granite replenishment. Expected delivery is late October or early November. Approved and ordered 100 tons of granite via Green Desert Valley to spread through the whole neighborhood as needed.
- Bulk trash is starting next week (10/9).

Open Forum: A homeowner requested our landscaping company look into their front yard and courtyard as some plants have died. Camilo to have landscapers check on the next visit.

Next Meeting: December 10, 2023, 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 8:42 a.m.

Respectfully submitted,
Andrew Johnson, Secretary