

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Saturday, February 6, 2016
Prepared by Wendy Sandor

Members in Attendance:

Camilo Acosta, President

Wendy Sandor, Secretary

Kirsten 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 23rd Street, Phoenix, Arizona was called to order at 9:02 a.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, November 7th, 2015 Regular Session were approved.

Financial Report: The Board reported an operating account of \$10,915.36 and a reserve account of \$15,518.08, for a total assessment of \$26,433.44.

Architectural Requests:

- No architectural requests are pending. It was noted that architectural request forms are to be filled out for exterior painting.

New Business:

- Fence block addition is schedule to occur in the coming week. Homeowner concern was raised in regards to the wall. Homeowner from Lot 8, which is a property affected by the wall, expressed their desire to not have the wall raised.
- Recent property thefts affected two unlocked vehicles in the community. Pedestrian gates are not being closed properly, leaving the community susceptible. Further, the gates will be closed on Fridays. City of Phoenix has a key to come into property for trash and recycle pickup.
- Street repair will be bid out. Four companies are in mind: American Asphalt Phoenix, Asphalt Concrete Concepts, Wells Asphalt, and Ace Asphalt.

Issue/Response Tracking:

- Irrigation leaks were reported on the outside of the ramada fence facing wash.

Old Business:

- The Blockwatch committee is being led by Valerie Christopher and she will be putting out a “Sign Up Genius” for homeowners to sign up for a time to patrol community. Possible grant money is available for items such as signs, lights, and camera surveillance.

Open Forum:

- It was reported by the Board President that no overseeding had been completed by the landscapers as a result of an oversight on the landscaper’s part.
- Vegetation cleanup on the sidewalk area on Euclid was discussed. This area should be included in the regular landscaping. Some vegetation will be completely removed.
- Tree overhangs were discussed by homeowners. Homeowners can cut overhangs as needed as this is not a part of the landscaping beyond a certain height.
- New neighbor questions were addressed.
- A new survey will go out in regards to the community ramada area.
- The Board reminded homeowners that complaints acted upon the HOA cannot be anonymous.

Next Meeting: Saturday, March 5th, 2016 at 9:00 a.m.

Meeting Adjourned: The Board of Director’s regular session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at 9:42 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary