

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**  
**Quintessa Board Meeting—Saturday, February 4, 2017**  
**Prepared by Wendy Sandor**

**Members in Attendance:**

Camilo Acosta, President

Wendy Sandor, Secretary

Valerie Christopher, 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 9:05 a.m. with President Camilo Acosta presiding.

**Approval of Minutes:** The minutes of the Saturday, January 7, 2017 Regular Session were approved.

**Financial Report:** The financial report reflected an Operating account of \$22,139.80 and a Reserve account of \$16,296.37 for a Total Asset balance of \$8,435.17. It was reported that Quintessa was on or under budget in all areas.

**Architectural Requests:** No architectural requests are pending at this time.

**New Business:**

- Block Watch Updates: Block Watch is ongoing. The link to SignUp Genius is still active for homeowners to participate in patrolling the community.
- Block Watch Grant Committee: The grant application deadline is November 1, 2017. Informational meetings are available for committee members to help members learn about the restrictions of the grant. Community involvement is needed as this is too much work for one or two individuals.
- Annual Backflow Maintenance is scheduled for late February. This maintenance protects homes from any risk of backflow during a pressure change.

**Issue/Response Tracking:**

- There are no open issues.

**Old Business:**

- Pedestrian Gate Lock Maintenance: The locks on the pedestrian gates will be replaced. Discussion of type, mechanical or digital, resulted in the majority of homeowners in attendance preferring mechanical locks. Reasons included concerns for the digital locks not lasting as long and that mechanical locks were \$300 cheaper.
- Tree Maintenance: Two bids were obtained for tree trimming: Tree Pros estimated \$6750.00 for 75 trees, and Valley View estimated \$5543.78 for 75 trees. The budget for tree trimming this year was set at \$4800.00. The Board agreed that the community would

be better served to go ahead and go over budget now to help prevent going over budget later for storm damage when other line items such as water are usually over budget. The Board will hire Valley View for the tree trimming and schedule for the immediate future.

- Spring Planting: A quote for spring planting was provided by Valley View for 73 plants and 1 Palo Verde designated for 24<sup>th</sup> St. The quote was \$1499.83. The Board has budgeted \$3600.00 for this year's revegetation. The Board will determine if and where the tree should be planted, and schedule the planting.

**Open Forum:**

- Homeowners expressed concern for speeding within the community and discussed solutions such as speed bumps. The Board will follow up on getting quotes for differing types of speed bumps.
- A Homeowner expressed concern for an exposed water line running the length of the wash. The Board will ask the landscapers if they can investigate it further.
- Street Parking was discussed. Amount of fines, definition of "overnight parking", and notification were items discussed. This resulted in a \$50 fine per occurrence, no street parking longer than 5 hours from dusk to dawn, and notifications.

**Next Meeting:** Saturday, March 4, 2017 at 9:00 a.m. for 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 9:55 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,  
Wendy Sandor, Secretary