

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Saturday, April 2, 2016
Prepared by Wendy Sandor**

Members in Attendance:

Camilo Acosta, President
Wendy Sandor, Secretary

Members Absent:

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 9:06 a.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, March 5th, 2016 Regular Session were approved.

Financial Report: The Board reported an operating account of \$15,378.12 and a reserve account of \$17,261.47, for a total assessment of \$32,369.59. Quintessa was under budget in March due to low water bill.

Architectural Requests:

- No architectural requests are pending.

New Business:

- The Annual Meeting is scheduled for Saturday, May 14th, 2016 at 9:00 a.m. Voting ballots for HOA board positions will be mailed out. Two homeowners are running: Camilo Acosta and Wendy Sandor. Homeowners are encouraged to "write-in" their name on the ballot for a position on the Board.
- A motion for the HOA to assume financial responsibility to connection walls, as per section 9.2 of the CC&Rs, for future heightening and the maintenance thereof, extending from Lot 8 and Lot 17 was voted on and approved.

Issue/Response Tracking:

- The Board will continue to follow up with the landscapers on irrigation leaks and plant trimming.
- Light timer setting issue has been resolved.
- Irrigation controller was replaced due to stolen components. Some areas were not watered for two weeks.

Old Business:

- Sign Up Genius for Blockwatch is active. Homeowners are encouraged to sign up.
- It was proposed that signs be put up on pedestrian gates reminding homeowners to make sure gate is closed all the way. North pedestrian gate has been found unlocked many times. Proposal for changing lock was made by a homeowner.

Open Forum:

- Several homeowners expressed concern for the trimming of desert milkweed blooms as it was Monarch butterfly migration season and these plants are a natural food for them.
- Entry gates are still opening on their own. Phoenix Fence will be called to conduct general maintenance and recalibration.
- Pricing for landscaping rock will be obtained to fill in areas at the Ramada and throughout the community in bald spots.
- Pricing for playground equipment will be obtained.
- Discussion of placing contractors referred by homeowners be placed on website sparked a lot of interest. The HOA will work on compiling a list.

Next Meeting: Saturday, May 14th , 2016 at 9:00 a.m. for annual HOA meeting.

Meeting Adjourned: The Board of Director's regular session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at 9:45 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary