

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Saturday, March 3, 2018
Prepared by Wendy Sandor

Members in Attendance:

Camilo Acosta, President
Wendy Sandor, Secretary

Members Absent:

Valerie Heninger, 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 9:10 a.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, February 3, 2018 Regular Session were approved.

Financial Report: The financial report reflected an Operating account of \$13,868.73 and a Reserve account of \$30,263.47 for a Total Asset balance of \$44,132.20. It was reported that February expenses were over budget due to repair and maintenance of block wall, gates/fence repair, and backflow/irrigation repairs. Under budget were phone costs. Foreseeable expenses to come are backflow repair, sidewalk concrete repair, and concrete gate control pad repair.

Architectural Requests: There are no pending architectural requests.

Issue/Response Tracking:

- Gate intercom was repaired.
- Two irrigation issues were repaired.
- CC&R Violations—Four parking violations were given.

New Business:

- The Annual Board Meeting is set for May 12, 2018 at 9:00 am at the community ramada. Notices for candidacy solicitation went out to homeowners.
- Backflow repairs are scheduled for Tuesday, March 6, 2018.
- Block Watch Updates—Block Watch is ongoing. The link to SignUp Genius is still active for homeowners to participate in patrolling the community. Committee remains needed for Grant writing. The link to SignUp Genius will be sent out again to homeowners.

Old Business:

- The low connecting wall in the culdesac has been raised.
- Concrete repair for sidewalks is planned and contact has been made with RDM concrete.
- It was moved and approved by the Board that the Samantha Way Exit Gate will be replaced by Steel Creations. The quoted price is \$6760.00. Desert Gate Systems will work in tandem to repair the concrete pad, steel wraparounds, and reworking the fire department access control. Approximate costs for this will be \$1800.00.
- 2018 Survey results included: homeowners felt that there were street parking issues and speed issues; 40% of homeowners want security cameras on the community perimeter to increase security, while 50% of homeowners want to use landscaping such as cactus as a deterrent and forced exterior lighting; 75% of homeowners utilize the HOA website; in the ramada area, 55% of homeowners want a playground area, 30% want a picnic area, and 30% want the space left as is (the percentages also reflect a combination of playground/picnic area); 60% of homeowners desire a Saturday morning HOA meeting, while 30% desire a weeknight.
- Landscaping for spring planting—5 gallon sized plants will be planted throughout the community. Not all spaces will be filled at any one planting season. Replacement plants for dead plants from last planting will be included.
- Tree trimming will be scheduled for May.

Open Forum:

- Block wall painting and iron clear coating is planned for this year.
- An electric line drop was suggested for the ramada area.
- Homeowner concerns for individuals smoking marihuana/hemp at the Ramada. The Board will post No Smoking signs and send a letter out to homeowners.
- A Homeowner expressed concern for water leaking and flooding into their yard from a neighboring yard. The Board will investigate the issue by inspecting the flooding/damage.
- Valerie Christopher emailed her community report and is as follows: The 24th and Baseline bus stop will be removed eventually. The City of Phoenix came out and cleaned up debris at that location. Cox Communications will be replacing their demolished connection box on 24th St. Parks and Recreation will be trimming the trees from 48th St to Baseline to help preserve them from monsoon damage. Graffiti tickets were opened for new tagging with the City of Phoenix.

Next Meeting: Saturday, April 7th, 2018 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 10:15 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary