

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Saturday, June 9, 2018
Prepared by Wendy Sandor**

Members in Attendance:

Camilo Acosta, President
Wendy Sandor, Secretary
Austin 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 9:05 a.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, April 7, 2018 Regular Session were approved.

Financial Report: The financial report reflected an Operating account of \$14,458.08 and a Reserve account of \$23,987.27 for a Total Asset balance of \$38,445.35. It was reported that April expenses were under budget.

Architectural Requests:

- There are no architectural requests at this time.

Issue/Response Tracking:

- Entry Call Box—The call box was replaced by Door King.
- Irrigation—various issues have been noted and landscapers notified.
- CC&R Violations—There were no violations this month.

New Business:

- Arizona Corporation Commission filing—Updates have been filed with the Arizona Corporation Commission replacing Valerie Christopher with Austin Clary for 2018.
- Pedestrian Gates—Eagle Locksmith has been contacted to provide a quote for the two welded pedestrian gates. Use of these gates will provide better access during times of extreme heat causing metal expansion.

Old Business:

- Tree Maintenance—tree maintenance is scheduled for June 25th with Tree Pros. Tree Pros will conduct trimming of branches hanging over rooftops and crown thinning. The Board will mark 30 trees to be serviced today with red ribbon.
- Entry Call Box—The Board will inquire about a post to protect the entry call box from future damage.

Open Forum:

- Concern for sidewalk buckling was expressed by a homeowner wanting a permanent solution. The Board is actively working on having select concrete slabs replaced.
- The process of submitting an architectural request was explained.

Next Meeting: Saturday, August 11, 2018 at 9:00 a.m. for the Annual HOA meeting.

Meeting Adjourned: The Board of Director's regular session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at 9:25 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary