

**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 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, 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 25<sup>th</sup> 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