

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**  
**Quintessa Board Meeting—Saturday, April 7, 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 23<sup>rd</sup> Street, Phoenix, Arizona was called to order at 9:08 a.m. with President Camilo Acosta presiding.

**Approval of Minutes:** The minutes of the Saturday, March 3, 2018 Regular Session were approved with a typo correction for the Operating account balance being \$13,868.73 instead of \$3, 868.73.

**Financial Report:** The financial report reflected an Operating account of \$14,548.75 and a Reserve account of \$27,772.99 for a Total Asset balance of \$42,321.74. It was reported that March expenses were under budget. The decrease in the Reserve account was due to deposits made on the Samantha Way exit gate fabrication.

**Architectural Requests:**

- Q11—Solar panel installation was approved by the Board.

**Issue/Response Tracking:**

- Q18—water saturation issue. Irrigation will continue to be tested. Irrigation for the rear to front connection is on Mondays and Thursdays.
- CC&R Violations—There were no violations this month.

**New Business:**

- The Annual Board Meeting is set for May 12, 2018 at 9:00 am at the community ramada. Ballots will be mailed Monday. Homeowners in attendance are reminded that a quorum is needed.
- Spring planting will include 5 gallon plants, 8 Chilean Mesquite trees, and Cholla at the low wall bordering Q17.
- Tree maintenance will be scheduled and will include trimming and any concerning branches.
- Block Watch Updates—Block Watch is ongoing. The link to SignUp Genius is still active for homeowners to participate in patrolling the community.

**Old Business:**

- Concrete repair for sidewalks is planned and contact has been made with RDM concrete. The Board will spray concerning sidewalk sections.
- The contract is signed for fabrication of Samantha Way exit gate as well as new concrete pad and controller arm adjustment work.
- For the future painting to walls and iron fencing, an electrostatic paint may be an option.
- Survey response from homeowners indicated that No Trespassing signs were desired to be put up at the community entrance.
- No smoking signage for the Community Ramada will be ordered to mediate homeowner complaints. As per an Operational Rule, the common area has been deemed a no smoking area.

**Open Forum:**

- Nothing was added during open forum.

**Next Meeting:** Saturday, May 12th, 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 9:23 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,  
Wendy Sandor, Secretary