

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, August 31, 2025**

Prepared by Andrew Johnson

Members in Attendance:

- Camilo Acosta, President & Treasurer
- Andrew Johnson, Secretary

Call to Order: The Board of Directors 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 8:03 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the March 9, 2025, HOA meeting minutes were approved by Camilo and Andrew.

Financial Report: Operating and Reserve accounts reflect the following balances for June, and July.

Month	Operating	Reserve	Reserve CD	Total
March 2025	\$26,849.68	\$12,872.31	\$46,592.72 = \$59,165.03 Reserve Balance	\$86,014.71
April 2025	\$29,796.32	\$14,476.82	\$46,592.72 = \$61,069.54 Reserve Balance	\$90,865.86
May 2025	\$33,653.25	\$16,082.04	\$46,592.72 = \$62,674.76 Reserve Balance	\$96,328.01
June 2025	\$35,219.43	\$17,687.59	\$46,592.72 = \$64,280.31 Reserve Balance	\$99,499.74
July 2025	37,118.76	\$19,293.90	\$46,592.72 = \$65,886.62 Reserve Balance	103,005.38

- March: On or under in all categories.
- April: On or under in all categories.
- May: Over in water. On or under in all other categories.
- June: Over in maintenance (light sensors replaced). On or under in all other categories.
- July: Over in water. On or under in all other categories.

Architectural Requests:

- Lot 20 – Backyard Louvered Shade Structure: Approved
- Lot 33 – Extended Pool and Outdoor Kitchen: Approved

Issue/Response Tracking:

- Closed issues:
 - 5 irrigation
 - 2 gate maintenance
 - 1 account issue for balance inquiry
 - 1 tree maintenance
 - 2 gate remotes
- Open
 - Winston light out. One vendor quoting repair to LED.
 - Mailbox maintenance. Two vendors to give estimates
 - Flag replacement.
- Two Compliance notices for trash.
- Five courtesy notices for trash bins left out. Reminder that bins should be stored out of sight from neighbors or the road.
- One intent to fine for unapproved architecture change.

New Business:

- Concrete Sidewalk Repair Project: Complete
 - 12 pads replaced.
 - Roots were cut where applicable to help avoid future issues.
- Samantha Way Trash/Recycle Collection Changes
 - The city contacted us about moving trash collection for homes on the North side of Samantha to Monday instead of Friday to accommodate a different truck. This measure was taken to avoid further damage to the gates.
 - Samantha gate is currently scheduled to be open on Friday. With new collection day, we'll adjust timer to not open gates on Friday morning.

Old Business:

- Tree maintenance after Labor Day. Pending a date from the landscape. Quote for same amount as last year. We will plan to trim 35-40 trees this year.

Open Forum:

- Two landscaping questions.
 - Dwight tree in front.
 - Jeff bushes in courtyard.
- Two houses are still for sale on Allen.
- One home is for rental on Winston
- Tentative architecture request for exterior paint.

Next Meeting: Regular Meeting – October 5, 2025, 9 a.m.

Meeting Adjourned: The Board of Directors regular session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at the satisfaction of all homeowner attendees at 8:23 a.m.

Respectfully submitted,
Andrew Johnson, Secretary