

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA**  
**Quintessa Board Meeting—Saturday, January 6, 2017**  
**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 9:06 a.m. with President Camilo Acosta presiding.

**Approval of Minutes:** The minutes of the Saturday, October 7, 2017 Regular Session were approved.

**Financial Report:** The financial report reflected an Operating account of \$13,279.88 and a Reserve account of \$28,107.99 for a Total Asset balance of \$41,387.87. It was reported that December expenses were under budget.

- 2018 Budget—The 2018 Budget allows for the following changes:
  - increased insurance allocation in Operating account
  - decreased plant replenishment in Operating account
  - \$4104 has been designated for clear coating the iron fencing attached to border walls from the Reserve account
  - \$4260 has been designated for repainting the border walls from the Reserve account
  - \$12,828 is allocated to Reserve account
- 2018 Budget was approved.

**Architectural Requests:**

- Lot 13—The Board approved homeowner request for patio lighting

**Issue/Response Tracking:**

- Gate controllers delivered to homeowner. Action is now closed.

**New Business:**

- Gate replacement committee—Received bid for gate replacement and repair of concrete pad and controllers for the South Gates totaling \$16,445.00 from Galaxy Gates.
- 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. Homeowners discussed the effectiveness of posted signs and the interest in cameras. Concern is high for homeowners that continue to not turn on exterior lighting. It was reported that a pedestrian gate was found left open.

**Old Business:**

- 2018 Survey—10 questions to include speed bumps, playground equipment, security cameras, street/sidewalk parking.

**Open Forum:**

- SRP meter replacement resulted in loss of power.
- Cholla plantings for low wall at North entrance.
- Forced exterior paintings of homes—phase in starting with homes that are 10 years old.
- Tree stump removal will be scheduled.

**Next Meeting:** Saturday, February 3, 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 10:10 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,  
Wendy Sandor, Secretary