

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Saturday, March 9, 2019
Prepared by Austin Clary

Members in Attendance:

Camilo Acosta, President
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 9:00 a.m. with President Camilo Acosta presiding.

Approval of Minutes: The minutes of the Saturday, February 2, 2019 Regular Session were corrected and approved. The final bulleted paragraph in New Business was modified as follows.

- 2019 Budget—The 2019 budget will reflect an HOA fee increase to \$200. A historical perspective was given to outline the 3 increases over the last 9 years from \$120 → \$125 → \$150 → \$180. Budget overviews were printed out for homeowner attendees.

Financial Report: The financial report reflected an Operating account of \$6,141.72 a reduction of \$1,926.41 month over month. The Reserve account balance increased \$2,149.09 to \$30,000.41. The Total Asset balance of \$36,145.13 and increase of \$222.68. It was reported that all expenses were under budget overall, with the exception of repairs and maintenance due to the gate safety loop repairs to the entrance gate on Winston.

Architectural Requests:

- It was reported that no architectural change requests were pending.

Issue/Response Tracking:

- Winston Entry Gate safety loop repairs were completed.
- Call Box verification work was completed; it was reported that the Call Box was fully operational.

New Business:

- Block Watch Grant Subcommittee was formed. Dan and Charlotte Berryman reported about the grant and process. A sign-up sheet for homeowner participation was provided. It was reported that one requirement to qualify for the grant is a minimum of ten active homeowners.
- A motion to approve the 2019 budget was made and seconded. It was reported that with the new budget HOA monthly fees would increase to \$200.

Old Business:

- It was reported that the Annual Homeowners Meeting is scheduled for Saturday, May 11th at 9:00 am. Two mailings will go out: 1) nomination ballots and 2) voting ballots.

- Community Wall Painting—Quotes from other companies were obtained and the Board would be deciding the scope of work and a contractor in the near future.
- It was reported again that the Board filed a claim with the City of Phoenix from Phoenix Fence for \$1800 to fix loops.

Open Forum:

- Discussion focused on the Block Watch Grant Subcommittee Camilo suggested that topic be managed in subcommittee after the meeting.

Next Meeting: Saturday, April 6, 2019 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 9:13 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Austin Clary, Member at Large