

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, August 7, 2022
Prepared by Wendy Sandor

Members in Attendance:

Camilo Acosta, President
Wendy Sandor, Secretary
Jeff Pena, 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 9:06 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the June 12, 2022, Regular Session HOA meeting were approved.

Financial Report: Financial reports reflected the following balances:

- March Operating account balance was \$5853.41 and a Reserve account balance of \$42,590.43. All line items were under budget except for water.
- April Operating account balance was \$7318.35 and a Reserve account balance of \$44,101.13. All line items were under budget except for water.
- May Operating account balance was \$8604.84 and a Reserve account balance of \$45,612.56. All line items were under budget except for water.
- June Operating account balance was \$7048.35 and a Reserve account balance of \$41,123.12. All line items were under budget.
- July Operating account balance was \$6215.59 and a Reserve account balance of \$42,633.81. All line items were under budget except water which went over budget by \$160.00.

Architectural Requests: None

Issue/Response Tracking: None new

New Business:

- Winston Street Light Repair—intermittent light
- Quote for High Senora Desert to paint Ramada fireplace was \$800-900.

Old Business:

- Samantha Way Exit Gate Status—Insurance claim has been paid by City of Phoenix. Gate is scheduled for installation on August 19, 2022.

Open Forum: Nothing to note.

Next Meeting: October 2, 2022, 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 the satisfaction of all homeowner attendees at 9:26 a.m.

Respectfully submitted,
Wendy Sandor, Secretary