

**Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Annual Board Meeting—Saturday, May 12, 2018**

Members in Attendance:

Camilo Acosta, President and Treasurer

Wendy Sandor, Secretary

Absent: Valerie Heninger, Member at Large

Call to Order: The Board of Director's annual 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 9:32 a.m. with President Camilo Acosta presiding.

Proof of Quorum: A quorum of HOA members via proxy representation and in person attendance was reached (16).

Approval of Previous Annual Meeting Minutes: A motion was made (Clary) and seconded (Acosta) to approve the minutes of the May 20, 2017 Annual Meeting.

President's Report: President Camilo Acosta provided an overview of the past year's challenges and accomplishments.

- Property values have increased.
- Four homes have sold during the past year and one home is currently for sale.
- Spring planting is scheduled for next week.
- South Exit Gate was replaced and control arm adjusted properly.
- Low wall in Allen Street was raised, stuccoed, and painted.
- Cholla cactus was planted on the exterior of perimeter wall bordering 24th Street and Allen Street.
- Plans discussed for the new year have been adding cameras at the gates by Cox Business Security, adding playground equipment to the Community Ramada area, dropping an electric line to the Community Ramada area, having a chimney evaluation conducted at the Community Ramada area, and replacing the damaged call box to the entry gate.

Financial Summary: Comparisons from prior year financial accounts and current financial accounts were made. The 2018 Quintessa Operating Budget (copies distributed at meeting) shows—

Total Annual Income of \$71,280.00
Total Annual Expenses of \$71,290.00
Net variance of (\$10.00)

Operating account balance: \$18,808.00 (compared to \$16,453.21 FY 17)
Reserve account balance: \$22,910 (compared to \$20,581.11 FY 17)

President Acosta reminded homeowners that the initial turnover of funds from the homebuilder was \$0, and according to the reserve study conducted in 2016, there should be \$158,000 in the reserve account by now to fund necessary ongoing maintenance and repairs to neighborhood infrastructure. It was noted that we are currently 18% funded. The Board will continue to help compensate for this by making necessary increases to the reserve account by monthly deposits from the operating account. Reserves expenses anticipated for 2018/2019 will include exterior wall painting.

Election of the Board of Directors: Ballots were logged and counted with results as follows— Camilo Acosta (16), Wendy Sandor (16), and Austin Clary (15) were elected to serve as the Quintessa HOA Board of Directors for the 2018/2019 year.

Member Questions and Comments:

- Homeowners reported irrigation leaks and lack of water in areas on 24th Street and Lots 26-28.
- HOA members present expressed their appreciation of their neighbors' willingness to serve as HOA Board members, and for the time and commitment involved in fulfilling those roles.

Adjournment: The Board of Director's annual session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at 10:00 a.m. at the satisfaction of all homeowner attendees. The next Regular Session HOA Meeting is scheduled for June 2nd, 2018 at 9:00 am.

Respectfully submitted,
Wendy Sandor, Secretary