

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, February 7, 2021
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 9:05 a.m. with President Camilo Acosta presiding.

Approval of Minutes: Minutes of the January 10th, 2020 Regular Session HOA meeting were approved.

Financial Report: The financial report reflected an Operating account of approximately \$3,764.71. The Reserve account balance reflected approximately \$34,638.98. January was over budget due to the purchase of additional rubberized mulch for the playground area, and the irrigation and overseeding costs for the retention basins. All other items were under budget.

Architectural Requests:

- Lot 17—Courtyard string lights is approved.

Issue/Response Tracking:

- 3 cases were closed for irrigation repair, landscape lighting, and flag replacement.
- No new cases have been opened.

New Business:

- Winston Entry Gate Replacement—A deposit was made for gate replacement and measurements were completed Wednesday, February 3rd. Currently, there the installation date is unknown.
- 2021 Quintessa Paint Policy Notice—Notices were mailed out to homeowners early January to 25 homeowners that need to address the paint on their homes. Compliance for painting of homes must be met within 12 months from date of notice.

Old Business:

- Block Watch Grant Updates—The Block Watch committee continue to distribute first aid kits and flashlight to homeowners, and 2-way radios have been ordered for homeowners as well. Solar lighting is still under consideration as to type and placement.

- 2021 Reserve Study—An onsite reserve study will be conducted in later this month. A deposit was paid and the balance is due at time of study. The Reserve Study will be returned March 26, 2021.
- Short Term Rental Amendment—The Short Term Rental Amendment to the CC&Rs will be placed on the May 23, 2021 annual ballot to limit renting homes to a minimum of 30 days.
- Pedestrian Gate Redesign Completed—The two South Pedestrian gates for both Winston and Samantha have been installed.

Open Forum:

- Irrigation issues reported.
- Landscape lighting issue reported.
- Playground—8ft bench and garbage can will be ordered.
- Flag was replaced.

Next Meeting: Sunday, March 7, 2021 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 9:30 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary