

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, October 3, 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 August 8th, 2021 Regular Session HOA meeting were approved.

Financial Report: The financial report reflected an Operating account of approximately \$2471.14. The Reserve account balance reflected approximately \$34,767.40. Total accounts reflect \$37,238.54. A September report is not ready at this time.

Architectural Requests:

- Lot 8—Shade structures were approved.

Issue/Response Tracking:

- Closed Issues—3 irrigation issues, 1 tree issue, 1 gate remote request.
- Open Issues—2, Street light on Allen St. and Samantha exit gate slow to open. A repair technician came out but the gate was working fine.
- CCR violation—1, paint buckets set on curb.

New Business:

- Euclid Pedestrian Gate—work order in progress. It is the Board's hope that the gate will be completed by end of year. Will have technician adjust Samantha closure mechanism as well.

Old Business:

- Allen Street Light needs fixed. We are having trouble obtaining a vendor.

Open Forum:

- Exterior wall paint color is a Benjamin Moore paint code for Taupe.
- Plants are being over trimmed.
- The Board will reiterate to landscapers that courtyards are to be trimmed whether they have a gate or not.

Next Meeting: December 5, 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 10:20 a.m. at the satisfaction of all homeowner attendees.

Respectfully submitted,
Wendy Sandor, Secretary