

Minutes of Mandalay at South Mountain (Quintessa), Phase II, HOA
Quintessa Board Meeting—Sunday, August 4, 2024
Prepared by Andrew Johnson

Members in Attendance:

- Camilo Acosta, President & Treasurer
- Andrew Johnson, Secretary

Call to Order: The Board of Directors 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 8:02 a.m. with President Wendy Sandor presiding.

Approval of Minutes: Minutes of the March 03, 2024, Annual Session HOA meeting were approved by Camilo and Andrew.

Financial Report: Operating and Reserve accounts reflect the following balances for June, and July.

Month	Operating	Reserve	Reserve CD	Total
June	\$38,670.69	\$20,444.84	\$35,793.97 at full maturity next month	\$94,909.50
July	\$34,088.05	\$22,061.14	\$35,793.97 at full maturity next month	\$91,943.16

- Will discuss what to do after the maturity of the current reserve CD after this one matures.
- June on or under every line item.
- July was over in water by about 10%. Had a couple of leaks that we had fixed.

Architectural Requests:

- None

Issue/Response Tracking:

- Closed three irrigation issues
- Two broken branch issues were closed. A couple new ones to address as we schedule tree trimming.

New Business:

- Replacement Street Sign & Lamppost
 - Recently completed as a result of the February accident. We filed a \$13,000 claim with the driver's insurance.
 - Haven't paid all the invoices yet, waiting to confirm everything is working. Will be closing out soon.
- Tree Maintenance
 - Couple quotes for maintenance this year. Contacted the same vendors as before.
 - Last year quotes ranged from \$6k - \$13k. This year quotes ranged from \$5,400 to \$7k.
 - Agreed to a contract. Camilo and Andrew will be tagging trees tomorrow (8/5). We will prioritize fallen trees, trees close to houses, and other overgrown trees. Don't remove tags if you see them.
 - Scheduled to complete the trimming next weekend (8/10).

Old Business:

- 2024 Street Resurfacing Q3
 - We received three bids for this \$12k - \$16k.
 - We previously used Sunland and signed a contract with them again this time. Looking for September with no official date.
 - We will be completing crack filling and adding two speed bumps on 23rd Place.
 - Will close parts of the community while this is done. More information to come.

Open Forum:

- Bulk trash has changed from quarterly to scheduled. We will send an email to ask people to contact the board if they schedule bulk trash pickup. We will also look into scheduling with the city so we can still have regular pickup.
- Trash can cleaning project was a success. We will look into scheduling twice a year and send a reminder at the same time for replacement cans via the city.

Next Meeting: October 6, 2024, at 9:00 a.m. for the Regular Session HOA meeting.

Meeting Adjourned: The Board of Directors regular session meeting of the Mandalay at South Mountain, Phase II, HOA adjourned at the satisfaction of all homeowner attendees at 8:22 a.m.

Respectfully submitted,
Andrew Johnson, Secretary