

Oasis Homeowner's Association

Board of Directors Meeting

January 17 2013

6:00 PM

OPEN SESSION MINUTES

Board Members Present Ed Grabowski, Alan Heikkala, Dan Crawford, Diane Petteruti and Sue Fogel.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:00 PM by Ed.

Review and Approval of Previous Meeting Minutes

Alan made a motion to approve the previous meeting minutes, Sue seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the December 2012 financials the total liabilities and capital amount is \$419,410.66. All other costs are normal. Sue motions to accept the financials, Dan seconds, all approve.

Crime Status / SRP Monthly Water Statement

Board reviews crime stats for the area over the past month. The Board reviews the December SRP water statement with no stipulations.

Landscaping Report

Board reviews the landscaping report. Board notes that recent cable activity in the community has damaged some decorative bricks at the McClintock entrance.

Open Discussion

- Discussion about re-staining at the fountains
- Discussion about uplighting to a tree on Los Feliz.
- Discussion about a tripping breaker by Los Feliz. Debbie to contact Liteguard.

New Business

- Board discusses some ideas for a new boat house extension. Contractor to determine if permits are needed. Debbie to work on getting a bid for the board to review.
- Root Pruning bid – Dan motions to approve the bid from Flynn for root pruning of 7 mesquites around the lake area at a cost of \$1500, Diane seconds, all approve.
- Oak Tree Trimming Bids – Board reviews bids from Somerset and Flynn and asks Debbie to get some more specifics on the bids before approving them.
- Board acknowledges the information on building plans from Discovery Park with no further comment.

Old Business

- Board reviews the 2 bids for the view fence repairs. Dan motions to approve the Craft King bid based on the fact that they did the work previously and the job was well done, Diane seconds, all approve with Sue abstaining. Debbie to send a letter to all homeowners with view fences.
- Board also asks Debbie to draft a letter to all homeowners who share a common area wall.
- Ed is still working on getting a final pump bid and will forward it to the board when it is available.
- Thank you to Ed for putting up and removing the decorations at the fountains.
- Boy Scouts "Rake and Rock" project to begin on Saturday 1/19/13.

Next meeting: February 21 2013

Adjournment

Sue motions to adjourn, Diane seconds. The meeting adjourned at 7:29 PM

Respectfully Submitted,
Debbie Tribioli Community Manager

Oasis Homeowner's Association

Board of Directors Meeting

February 21 2013

6:00 PM

OPEN SESSION MINUTES

Board Members Present Ed Grabowski, Alan Heikkala, Dan Crawford, Diane Petteruti and Sue Fogel.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:02 PM by Ed.

Review and Approval of Previous Meeting Minutes

Sue made a motion to approve the previous meeting minutes, Diane seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the January 31, 2013 financials the total liabilities and capital amount is \$424,547.15. All other costs are normal. Dan motions to accept the financials, Sue seconds, all approve.

Crime Status / SRP Monthly Water Statement

Board reviews crime stats for the area over the past month. The Board reviews the January SRP water statement with no stipulations.

Landscaping Report

Board reviews the landscaping report with no stipulations. The winter cut back and cut back of the frost damage has begun.

Open Discussion

- Discussion and explanation of the rock and rake program. This was done in an effort for the board to determine how much rock is needed to order for enhancement.
- Discussion about updates on the Discovery Park project.

New Business

- Root Pruning bid – Ed signs the invoice for the root pruning job that was approved last month.
- Oak Tree Trimming Bids – Board reviews bids from Somerset and Flynn and decides to have Somerset do a trimming of a sample tree and based on that will decide if they want the other 67 large oak trees trimmed. Debbie to contact Somerset.
- Board approves the invoice for the rake and rock project done by the Boy Scouts of America for \$1500. Ed to check on bids for 300 tons of rock for the community and report back to the board with bids. Alan to check on price for the Boy Scouts to spread the rock.
- Board reviews email from Liteguard regarding breaker repair and approves. Debbie to notify him.
- Board approves a newsletter to go out soon with info on garage sale, update on Discovery Park, pool backwashing, view fence paint color, solar panel info, seed sharing program. Debbie to draft a newsletter and send to board.

Old Business

- Chuck updates board on the view fence repairs and turns in his invoice.
- Ed is still working on getting a final pump bid and will forward it to the board when it is available.
- Thank you to Alan to coordinating with the Boy Scouts for the rake and rock project.

Next meeting: March 21 2013

Adjournment

Alan motions to adjourn, Diane seconds. The meeting adjourned at 7:16 PM

Respectfully Submitted,
Debbie Tribioli Community Manager

Oasis Homeowner's Association

Board of Directors Meeting

March 21 2013 6:00 PM

OPEN SESSION MINUTES

Board Members Present Ed Grabowski, Alan Heikkala, Diane Petteruti and Sue Fogel. Absent was Dan Crawford.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:06 PM by Ed.

Review and Approval of Previous Meeting Minutes

Sue made a motion to approve the previous meeting minutes, Alan seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the February 28, 2013 financials the total liabilities and capital amount is \$428,245.55. All other costs are normal. Diane motions to accept the financials, Sue seconds, all approve.

Crime Status / SRP Monthly Water Statement

Board reviews crime stats and February 2013 SRP water statement with no stipulations.

Landscaping Report

Board reviews the landscaping report with no stipulations. Board asks Debbie to have Somerset clean out the pots by the water features at the entrances and check the emitters; also to check the southeast corner of the community on the emitters for clogging. The board also thanks Somerset for keeping the community looking good.

Open Discussion

- The fountains in the lake are working as of today 3/21/13 with new pumps and screen filters. Filters/screens will need to be checked on a regular basis and board decides on 2x per year (April and October).
- Sidewalk sections around the lake are marked with orange tape where they are uneven. Board asks Debbie to have those areas ground down.
- Board asks Ed to have Water Resource send a monthly status report to the board to review.
- Ed would like to do a muriatic acid treatment on the drywells to help reduce the clogging.
- Ed will be contacting Jeff Dobbs, an architect, to prepare some preliminary drawings for the boat house extension so they can be used to obtain bids for the work.

New Business

- **Oak Tree Trimming Bid – Somerset** – Board reviews the sample tree cut by Somerset and approves. Sue motions to approve the bid from Somerset to cut the 67 large oak trees at \$7035.00 and also have them marked with a colored ribbon after trimming, Diane seconds, all approve. Debbie to notify Somerset.
- **Granite Replacement Project** – Ed checked on prices for granite and thru an email vote the project was approved. The community is receiving 300 tons of Apache Coral rock at \$29.00 per ton for a total of \$9465.60. The Boy Scouts of America and the Sea Cadets will begin spreading the rock this weekend and have requested a \$2,000 advance on the \$6,900 cost for spreading. The advance is approved. This will complete the phase one of rock enhancement around the circle. Phase two will include the entrance areas.
- **Community Trees** – Most of the trees in the community survived the frost over the winter. The board would like it noted that whomever authorized the planting of the an additional sisso tree near Kenwood and Brentrup so close to the other authorized two, will be responsible for removing it when it grows too large.
- **Community Picnic** – The next community picnic will be April 21st at 4pm at the south side of the Lake.
- **Discovery Park Update** – Discovery Park has revised their plans for the commercial area at the corner of Country Club and Elliot. There will be no drive thru and the trash and deliveries will be on the NE side.

Old Business

- **Pumps** – The pumps were replaced in the Bob and Jackie bays. The pump in the Jake bay is working fine.
- **Craft King Bid** – Via email the board approved an additional bid for work on the view fences from Craft King. For \$830..37.

Next meeting: April 18 2013

Adjournment

Alan motions to adjourn, Diane seconds. The meeting adjourned at 7:16 PM

Respectfully Submitted,
Debbie Tribioli Community Manager

Oasis Homeowner's Association

Board of Directors Meeting

April 18 2013 6:00 PM

OPEN SESSION MINUTES

Board Members Present Ed Grabowski, Alan Heikkala, Diane Petteruti, Dan Crawford and Sue Fogel.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:03 PM by Ed.

Review and Approval of Previous Meeting Minutes

Sue made a motion to approve the previous meeting minutes with the stated changes, Dan seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the March 31, 2013 financials the total liabilities and capital amount is \$427,291.00. All other costs are normal. Sue motions to accept the financials, Diane seconds, all approve.

Crime Status / SRP Monthly Water Statement

Board reviews crime stats and March 2013 SRP water statement with no stipulations.

Landscaping Report

Board reviews the landscaping report with no stipulations. Board asks Debbie to have Somerset trim up all the new sisso trees so they are not so top heavy.

Open Discussion

- The signs and Los Feliz and Elliot were changed out for green signs.
- Jake Ulrich wants to meet with Ed to drive the community and learn the processes.
- Jake Ulrich makes a proposal to begin managing the website. The board is completely in favor of that and will get Jake all the info he needs to proceed.

New Business

- **Oak Tree Trimming Invoice** – Board reviews the invoice from Somerset for \$7035.00. Alan motions to approve, Diane seconds all approve.
- **Water Resource Management Invoice (NE Pump)** – The board reviews the invoice for the pump from Water Resource for \$3,543.78. Dan motions, Diane seconds, all approve.
- **Website Domain Name Renewal** – The board agrees to renew the website domain name at \$9.95 a year for two years.
- **Sidewalk Repair Invoice** – The board would like to walk the sidewalk around the lake to verify all locations of the sidewalk that need to be ground down and some potential areas of additional root removal. Sue volunteers to meet with Todd of TJ's Contracting to walk the area.
- **Craft King Power Washing** – The board reviews the bid from Craft King for power washing the water feature at Elliot. Since Craft King already did one of the fountains along McClintock the board inquires if he will do the other one so that all three will have been done relatively at the same time. Dan motions to accept the bid from Craft King for power washing both fountains at a cost of \$370.70, Alan seconds, all approve with Sue abstaining.
- **Dan leaves the meeting at 7pm**
- **Picnic Preparations** – The board still has plenty of utensils, plates and napkins. Diane and Ed will get the hot dogs, buns, water and ice. Sue will get the condiments.

Old Business

- **Boat House Drawing** – Ed is still working on meeting with architect and will update the board at the next meeting
- **Flags** – Ed is still working on finding an organization that will place flags at the entrances during the holidays. Diane agrees to check for organizations also

Next meeting: May 16 2013

Adjournment

Alan motions to adjourn, Sue seconds. The meeting adjourned at 7:21 PM

Respectfully Submitted,
Debbie Tribioli Community Manager

Oasis Homeowner's Association

Board of Directors Meeting

May 16 2013 6:00 PM

OPEN SESSION MINUTES

Board Members Present Ed Grabowski, Alan Heikkala (arrived 7:09), Diane Petteruti, Dan Crawford (left 7:24) and Sue Fogel.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:03 PM by Ed.

Review and Approval of Previous Meeting Minutes

Dan made a motion to approve the previous meeting minutes, Diane seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the April 30, 2013 financials the total liabilities and capital amount is \$415,981.15. All other costs are normal. Sue motions to accept the financials, Diane seconds, all approve. Sue makes a motion to transfer \$30,000 from operating to Wells Fargo Liquid Savings, Diane seconds, all approve.

Crime Status / SRP Monthly Water Statement

Board reviews crime stats and April 2013 SRP water statement with no stipulations.

Landscaping Report

Board reviews the landscaping report. Board asks Debbie to have Somerset to trim all of the dead branches from the Ficus trees and to let Debbie know if they are unable to do any trees higher than 10ft. Also all mountain laurels are not to be trimmed into bushes but to leave the height alone.

Open Discussion

- Discussion about irrigation sprinkler hitting the wall near waterfall on Los Feliz – Debbie will let landscaper know.
- Discussion about emitter broken in island at McClintock – Debbie will let landscaper know.
- Discussion about debris getting into fountain pumps. Ed to check with fabricator about cover.
- Discussion about the redesigned website. Board thanks Jake for the good job he did, it seems much more user friendly. Board agrees to have a postcard sent out so homeowners are aware and go there to sign up.

New Business

- **Website Renewal Invoice** – Board reviews and approves the invoice for Domain Name renewal and Web Hosting renewal for a total of \$162.13 which will be good for 3 years.
- **Sidewalk Repair Invoice** – The board reviewed the new bid from TJ's for the sidewalk repair. The board needs additional information before they can move forward. Debbie to check.
- **Dean's Lakes Invoice** – The board reviews and approves the invoice pump for Los Feliz fountain in the amount of \$4,534.00.
- **Water Resource Management Invoice** – The board reviews the invoice and asks Debbie to call Water Resource and check on the invoice and get a copy of the contract.
- **Architectural Invoice** – The board reviews and approves the invoice from the architect for drawing plans for the boat house addition to the pump house at the lake area in the amount of \$420.00.
- **Rake and Rock** – The board approved via email the invoices for 160 tons of rock and the cost to spread in the area of the Los Feliz entrance. Thank you to the boy scouts and sea cadets for all their hard work!!

Old Business

- The community picnic was fun and the board is hoping the new website will enhance turnout for next year.

Next meeting: June 20 2013

Adjournment

Sue motions to adjourn, Diane seconds. The meeting adjourned at 7:21 PM

Respectfully Submitted,
Debbie Tribioli Community Manager

Oasis Homeowner's Association
Board of Directors Meeting June 20 2013 6:00 PM
OPEN SESSION MINUTES

Board Members Present Ed Grabowski, Alan Heikkala, Diane Petteruti (arrived 6:11pm), Dan Crawford and Sue Fogel.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:00 PM by Ed.

Review and Approval of Previous Meeting Minutes

Dan made a motion to approve the previous meeting minutes, Alan seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the May 31, 2013 financials the total liabilities and capital amount is \$411,300.67. All other costs are normal. Sue motions to accept the financials, Dan seconds, all approve.

Open Discussion

- Chuck spoke to the City regarding the patch in the road at Los Feliz and Anozira Parkway and this will be as good as it gets until the next scheduled street sealing.
- Jake has posted the new bulk trash pickup schedule on the website.
- Discussion about fountain motors and covers. Board has a bid for new covers but will table that bid until Water Resources gets back with the board regarding retro fitting the existing motors.
- Discussion about putting locks on the breaker boxes for the fountains. Diane will pick up some locks.
- Jake tells the board that he has walked the neighborhood promoting the website. There are currently 85 homeowners signed up for email alerts/announcements.
- Diane to get 50 flags from the dollar store to be put along the palms in the median and at the fountains for the 4th.

Landscaping Report

Board reviews the landscaping report. Board asks Debbie to have Somerset remove anything dead in and around the pots near the fountains including the touch glows and widelia. There is a mesquite tree on the east side entry on Los Feliz that has some dead branches that need to be removed. There is a ficus by the 3 sicissos on the lake by the McClintock entrance bay that has some dead branches that need to be removed. Board would like the orange jubilees and yellow bells to grow tall but no taller than the fence wall.

Crime Status / SRP Monthly Water Statement

Board reviews crime stats and May 2013 SRP water statement with no stipulations.

New Business

- **Flynn Bid for Palm Trees** – Board reviews the invoice for palm tree trimming from Flynn for \$5411.00. Dan motions to approve, Diane seconds, all approve.
- **Revised Sidewalk Repair Invoice** – The board reviewed the revised bid from TJ's for the sidewalk repair for \$5,495.00. Dan motions to approve the bid with the addendum to be included that on the sections where the sidewalk is completely removed that he includes any root pruning under that section. Diane seconds, all approve.
- **Water Resource Management Revised May Invoice** – The board reviews the revised invoice and approves for \$683.71. Board also asks Debbie to get a bid from Water Resource for services not including servicing the fountains, only the lake.
- **Water Resource Management June Invoice** – The board reviews and approves the invoice for \$669.68.
- **Architectural Invoice** – The board reviews and approves the invoice from the architect for revised drawing plans for the boat house addition to the pump house at the lake area in the amount of \$140.00.
- **Wall along 1840 Chilton** – Board reviews an email request from the owner to repair the wall. Board asks Debbie to contact the owner regarding 2 options – root pruning with wall repair to follow 12 months later or tree remove with wall repair following.

Old Business

- Sue motions to get bids for the construction of the boat house addition per the architect plans, Diane seconds, all approve. Board also asks Debbie to check on the insurance coverage for the existing pump house and to check on the status of a permit for that structure.

Next meeting: July 18 2013

Adjournment

Alan motions to adjourn, Diane seconds. The meeting adjourned at 7:29 PM

Respectfully Submitted,
Debbie Tribioli Community Manager

Oasis Homeowner's Association
Board of Directors Meeting July 18 2013 6:00 PM
OPEN SESSION MINUTES

Board Members Present Ed Grabowski, Alan Heikkala (arrived 6:10pm), Diane Petteruti and Sue Fogel. Absent was Dan Crawford.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:06 PM by Ed.

Review and Approval of Previous Meeting Minutes

Sue made a motion to approve the June 20 2013 meeting minutes, Diane seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the June 30, 2013 financials the total liabilities and capital amount is \$415,476.53. All other costs are normal. Sue motions to accept the financials, Diane seconds, all approve.

Open Discussion

- Jake to get with Ed on vendor list contacts and procedures. He is continuing to promote and update the website.
- Chuck walked around the lake and found a couple of irrigation issues such as standing water around trees, leaking poly tubes and missing irrigation caps. Debbie to ask the landscapers to do an irrigation check throughout the property on a monthly basis.
- Discussion about people turning the water or electric back on to a fountain. If a person finds the power or water off to a feature it is that way for a reason, please do not touch.
- Discussion about Freescale project updates. Construction work is continuing but no new details are known.
- Discussion about checking into companies that specialize in palm tree date removal and harvesting.

Landscaping Report

There was no landscaping report in time for this meeting.

Crime Status / SRP Monthly Water Statement

Board reviews crime stats with no stipulation. The June 2013 SRP water statement was not yet available.

New Business

- **Water Resource Management June Invoice** – The board reviews and approves the invoice for \$665.87
- **TJs Contracting Invoice** – The board reviews and approves the invoice for the remaining \$2747.50 for the sidewalk repairs around the lake. Debbie to hold off on submitting the invoice for payment until the board checks the work over the weekend.
- **2014 Budget** – Debbie informs board that the landscapers are requesting a 3% increase for 2014. Board asks Debbie to add that to the budget. There will be no increase in management fees or assessments.

Old Business

- **Boat House Bids** – Not all bids for the boat house project have been submitted so the board will review them at the August meeting. Ed discusses with the board a suggestion made by Chuck that instead of the roof being removable that a sky light be installed and that it only be removable. Board is in favor of this suggestion but will review the bids and perhaps ask for that change later.

Next meeting: August 15 2013

Adjournment

Alan motions to adjourn, Diane seconds. The meeting adjourned at 7:01 PM

Respectfully Submitted,
Debbie Tribioli
Community Manager

Oasis Homeowner's Association
Board of Directors Meeting August 15 2013 6:00 PM
OPEN SESSION MINUTES

Board Members Present Ed Grabowski, Alan Heikkala, Diane Petteruti, Dan Crawford and Sue Fogel.

Kinney Management Services Representative: Debbie Tribioli (late by 20 mins).

Call to Order: The meeting was called to order at 6:27 PM by Ed.

Review and Approval of Previous Meeting Minutes

Alan made a motion to approve the July 18 2013 meeting minutes, Sue seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the July 31, 2013 financials the total liabilities and capital amount is \$415,247.30. All other costs are normal. Sue motions to accept the financials, Dan seconds, all approve.

Open Discussion

- Chuck mentions to the board that there is still dead tree on Kenwood. Debbie to let landscaper know.
- Debbie to check pine tree removal status with landscaper.

Landscaping Report

There was no landscaping report in time for this meeting.

Crime Status / SRP Monthly Water Statement

There was no crime stat report available for the meeting. The July 2013 SRP water statement was not yet available.

New Business

- **2014 Budget** – Debbie presents the board with a draft 2014 budget. The board requests some figure changes and with those made Sue motions to approve, Dan seconds, all approve.

Old Business

- **Boat House Bids** – The board reviews the bids for the boat house extension. They have decided to have the architect make some modifications regarding the roof structure and a removable skylight so the bids will have to be re-done once the new plans are made. New plans to also speak to drywall, painting, permits, insulation, shelves and a solar tube.

Next meeting: The annual meeting is the next meeting at Marcos de Niza High School on September 19th 2013.

Adjournment

Dan motions to adjourn, Alan seconds. The meeting adjourned at 7:40 PM

A VERY BIG THANK YOU TO ED GRABOWSKI FOR HIS WORK ON THE BOARD AND WITH THE COMMUNITY OVER THESE PAST YEARS!

Respectfully Submitted,
Debbie Tribioli
Community Manager

Oasis Homeowner's Association
Board of Directors Meeting August 15 2013 6:00 PM
OPEN SESSION MINUTES

Board Members Present Jake Ulrich, Alan Heikkala, Diane Petteruti and Sue Fogel. Absent was Dan Crawford.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:00 PM by Debbie.

Selection of Officer Positions

Officer positions for 2013-2014 will be as follows: Jake Ulrich, President. Sue Fogel, Vice President. Alan Heikkala, Treasurer. Diane Petteruti, Secretary. Dan Crawford, Member at Large.

Review and Approval of Previous Meeting Minutes

Sue made a motion to approve the August 15 2013 meeting minutes, Alan seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the September 30, 2013 financials the total liabilities and capital amount is \$427,203.22. All other costs are normal. Diane motions to accept the financials, Sue seconds, all approve. Board asks about the cash on hand and deposits refundable on the balance sheet, Debbie to check with accountant.

Open Discussion

- Chuck to get with Ed regarding adjustments to waterfall features so they look even.
- Jake to get with Ed regarding community vendors.
- Debbie shares an email with the board with questions from a potential home buyer. Board asks Debbie to refer her to the website and to explain that they will review any submittals from her after she purchases the home.

Landscaping Report

Board reviews the landscaping report. Board asks Debbie to have Ed Grabowski check on all trees he installed and report to the board on whether or not any have died and if they are under warranty. Board asks Debbie to have landscapers trim orange jubilees to 3 feet and lift saplings in the Elliot entrance island. Board will be doing a landscape walk thru on November 16th.

Crime Status / SRP Monthly Water Statement

Board reviews the crime status report with no stipulations. Board reviews the August and September water statements from SRP with no stipulations.

New Business

- **Wall Repair at 1840 Chilton** – Debbie presents the board with a bid for the wall repair at 1840 Chilton Drive from Flynn Masonry and Concrete. Chuck questions whether or not Flynn is a licensed contractor vs. just a handyman. Debbie to check on status and board to table this bid until then.
- **Tree Trim/Wall Repair request for 1832 E Todd** – The board reviews a request from the homeowners at 1832 Todd. The board will review this area when they do their landscaping walk thru on November 16th. Debbie to let the owner know.
- **Picnic / Garage Sale** – The board discusses and decides to only have one picnic a year in the spring time and make the picnic a more grand event. Diane to coordinate the events and possible catering. The garage sale will be November 9th.
- **Rake and Rock** – Alan explains that he would like the next rake and rock project to begin on the east side along Kenwood. This area will take approximately 300 tons and cost approximately \$15K including labor and materials. Sue motions to approve the proposal, Jake seconds, all approve. Work to begin November 2nd and 3rd.

Old Business

- **Boat House Bids** – The revised plans for the boat house are not in yet. Debbie to check with Ed on status.

Next meeting: The next meeting will be November 21st.

Adjournment

Alan motions to adjourn, Diane seconds. The meeting adjourned at 7:33 PM

Respectfully Submitted,
Debbie Tribioli
Community Manager

Oasis Homeowner's Association
Board of Directors Meeting November 21 2013 6:00 PM
OPEN SESSION MINUTES

Board Members Present Jake Ulrich, Alan Heikkala, Diane Petteruti, Dan Crawford and Sue Fogel.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:03 PM by Debbie.

Review and Approval of Previous Meeting Minutes

Alan made a motion to approve the October 17 2013 meeting minutes, Sue seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the October 31, 2013 financials the total liabilities and capital amount is \$435,597.42. All other costs are normal. Dan motions to accept the financials, Diane seconds, all approve. Board asks Debbie to have the accountant remove the \$100 cash on hand and \$500 deposits refundable entries from the balance sheet.

Open Discussion

- Chuck and Ed found the pump on the south side water feature to not be powering up to speed. The pump has been removed and Ed is waiting to hear the prognosis.
- Water feature by Jackie's bay is now on 24/7 and running fine.
- Thank you to Chuck and Sue for placing the flags out for Veteran's Day
- Jake to get with Ed regarding community vendors.
- Discussion about monument sign erosion. Ed to see if he can lower the height of the fountains.

Landscaping Report

Board reviews the landscaping report. Board asks Debbie to have Ed Hargis attend the December 19th meeting. In the meantime they want Somerset to check ALL emitters each week. The board did a walk around of the property on November 16th. Additionally Somerset should remove all sumac tree starts from bushes and not just trim them, remove all palm tree starts and be more proactive. Landscaping reports should be more detailed in future. The board wants to see the same seasonal flowers in the pots by the fountains as are in the pots around the lake, they want the torch glows to remain but remove the widelia and trim all the torch glows to match in height. Somerset to remove the dead pine tree on Kenwood and Brentrup.

Crime Status / SRP Monthly Water Statement

Board reviews the crime status report with no stipulations. Board reviews the October water statements from SRP with no stipulations.

New Business

- **Wall Repair at 1840 Chilton** – Chuck to get with the board on a 3rd bid for the wall repair within 7 days. Board will decide on the bids via email. In addition Chuck to also get a bid for wall at Anozira Pkwy and Todd and a bid for view fence repairs.
- **Tree Trim/Wall Repair request for 1832 E Todd** – The board reviewed this on the walk through on Nov 16th and has determined that the owner can trim any portion of the tree that is hanging over their wall flush with the wall. Debbie to inform owners.
- **Board Landscape Walk Thru from Nov 16th** – This item has been tabled until next meeting.
- **Draft Newsletter** – The board reviews the draft newsletter. Board wants 3rd page removed and in the room remaining on page 2 mention that the neighbors helping neighbors page can be found there and encourage homeowners to sign up for the website.
- **Seasonal Solutions** – The board reviews the bid for holiday lights from Seasonal Solutions. They ask Debbie to see if they will increase the customer appreciate discount to \$300 and have them install the lights asap.
- **Jacqueline Awerkamp email request** – The board reviews her email regarding pigeon removal. No removal to be done however in the walk around by the board it was noted that a neighbor is heavily feeding pigeons and a violation will be sent.

Old Business

- **Boat House Bids** – The revised plans for the boat house are not in yet. Debbie to check with Ed and architect on status.

Next meeting: The next meeting will be December 19th 2013

Adjournment

Dan motions to adjourn, Diane seconds. The meeting adjourned at 7:27 PM

Respectfully Submitted,
Debbie Tribioli
Community Manager

Oasis Homeowner's Association
Board of Directors Meeting December 19 2013 6:00 PM
OPEN SESSION MINUTES

Board Members Present Jake Ulrich, Alan Heikkala, Dan Crawford and Sue Fogel. Absent was Diane Petteruti.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: The meeting was called to order at 6:00 PM by Jake.

Ed Hargis – Somerset Landscaping

The board speaks to Ed about the crew being proactive on all landscaping issues. Ed explains that based on the type of water used for irrigation there are a lot of issues with the screens getting clogged and that is very time consuming. There have been approximately 300 screens replaced since the November meeting. Jake agrees to meet with Ed weekly on the property to go over any issues. Ed explains that crewman Angel takes about 1 month to go around the property checking on irrigation. Alan speaks to Ed about other crew members notifying Angel when they spot leaks rather than it possibly taking a month until Angel gets to the area. Ed will speak to them about that. Dan has a concern for the larger leaks especially; he does not want to waste water. Board suggests that perhaps an extra man on the crew may be the solution and that it may be more cost effective to add the extra man vs. the cost of the loss of water and/or plants. Ed will consider this but first wants to try to see if dedicating Angel to irrigation only with the other 2 crew members handling landscaping will work, if not then he will put together a proposal for the extra man hours. Board reminds Ed that the crew should be removing all volunteers growing in plants/bushes. Also to trim all foliage from the common areas at least 1 foot from the view fences. Ed is checking into the reason the two pines on the east side died so quickly. He will let the board know. Board asks Ed to get a proposal to thin out the trees along Elliot and a proposal to clear the weeds along the canal. Board would like Ed to remove the dead mesquite behind lot 315.

Review and Approval of Previous Meeting Minutes

Sue made a motion to approve the November 21 2013 meeting minutes, Dan seconds, approved unanimously.

Financial Review

Alan reviewed the financials and read the balance sheet. Per the November 30, 2013 financials the total liabilities and capital amount is \$422,708.11. Assessment payments are down about 12%. Alan doesn't see this as a trend; however he will monitor it and keep the board informed. Aside from the large expense for the rake and rock project, all other costs are normal. Dan motions to accept the financials, Sue seconds, all approve.

Open Discussion

- The owner of 1832 Todd (lot 67) is at the meeting to discuss his cracked wall. The owner shares with the board that on his side of the fence he has a vegetable garden and on the common area side there is an oak tree. The board believes the oak tree has a root is buckling the fence by seeking that water source. Board asks Debbie to have the root cut and will give the fence then 6-9 months to settle.
- Jake explains the coding on the map using pins and stickers. Also that he met with Ed Grabowski and based on that meeting he is creating a binder with community maintenance items.

Landscaping Report

Board has already addressed this with Ed earlier in the meeting.

Liaison Report

Board reviews the report from Ed Grabowski. It is noted that the electrical panel near lot 150 needs to be replaced. Board asks Debbie to get some bids. Also the main irrigation pump will need to have its bearings repacked soon.

Crime Status / SRP Monthly Water Statement

Board reviews the crime status report with no stipulations. Jake has new info on the shooting in the community. He spoke with the victim and found out that he did not even know the shooter but only heard the commotion and stepped out of his house to help. The shooter then pulled a weapon and as the victim retreated to his home for cover, he was shot. The shooter was attending a party at another house on another street in the community. Board reviews the November water statements from SRP with no stipulations.

New Business

- **Board Landscaping Walk Thru Status** – The board covered most of these items in the talk with Ed Hargis.
- **Compilation Agreement** – The board approves the signing of the agreement.

Old Business

- **Boat House Bids** – The revised plans for the boat house are now in. Debbie has sent the plans to 3 bidders. Two bids are in and we are waiting on a 3rd bid. Board will table the issue until the 3rd bid arrives.
- **Wall Repair at 1840 Chilton** – This repair has been completed by Craftking.

Next meeting: The next meeting will be January 16 2014

Adjournment

Alan motions to adjourn, Dan seconds. The meeting adjourned at 7:54 PM

Respectfully Submitted,
Debbie Tribioli
Community Manager