

**Oasis Homeowner's Association**  
Board of Directors Meeting     January 19 2017     6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Sue Fogel, Jake Ulrich, Diane Peterutti and Claire Pavlus.

**Kinney Management Services Representative:** Debbie Tribioli

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

**Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the December 15 2016 meeting minutes, Alan seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and the year-end numbers. He would rate the owner's obligation of paying their dues this year as excellent. He would rate the board with regards to their fiduciary responsibility and keeping spending within limits as very good. The delinquency rate for the entire community is 1%; the reserves were increased by \$31K (still need to deduct the last rock project of \$10K so total increase is \$21K). The association began the year with \$481,460 in total liabilities and capital and ends the year with \$512,399 giving the association a \$30,938 profit for the year. The total liabilities and capital at the end of 2014 was \$480,089 and the end of 2015 was \$481,460. This year the board met the goals of establishing an all-inclusive landscaping contract, completing two rounds of tree trimming, 95% of interior rock replacement completed, grown the reserves to over \$500K and established a working relationship with two liaisons for community upkeep. The Board will need to work on setting 2017 goals. Alan also suggests that the association get an updated reserve study. Sue motions to approve the financials, Diane seconds, all approve.

**Open Discussion**

- Lisa Zyriek is present and Jake discusses with her what happened after speaking with Matt at Wentworth about putting a sign in the median. This is not something that will be taking place and Wentworth may now be at the end of any more assistance with issues between our association and Discovery Park. Jake lets Lisa know that the association has worked with Wentworth on installing a taller wall between the association and Shutterfly, they have supplied over 40 trees, association representatives and other homeowners have called and met with Shutterfly representatives on this subject, Shutterfly does not want deliveries made that way either.... At this time Jake suggest that this now become a police matter of enforcement and suggest that Lisa and other homeowners need to contact police moving forward. Lisa says there is another compliance meeting with the City sometime in the first part of March. She also explains that the traffic has lessened since the holidays are over, but also says no one has contacted police that she is aware of.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

There is not report available by the time of the meeting.

**Lake Report**

Lake report was emailed to the board.

**Liaison Report**

- Ed has removed the tree. He did notice that the bark came off and there was some larva activity. He was not able to collect the larva but will try to from another tree to find out what the problem could be.
- Board would like Somerset to schedule and arborist to come out to the property and meet with Chuck and Ed about the dead pines or pines with dying limbs.

- Board would like to get the GPS map as discussed in the contract of the community trees. Also to get a plan for tree trimming this year and on what trees.
- Discussion about the trimming of bushes this early. Ed says not to be concerned because there is no new growth on the bushes and the new growth would only be harmed if there is a frost.
- The fountain at Bob's bay is down. Originally Chuck and Ed found a fuse that had blown but it kept happening. On further inspection they discovered the pump was blown. Discussion about the direction of the pump horizontal vs. vertical. Chuck will be investigating options including ones with a higher temperature capacity.
- McClintock north water feature had the flap get stuck. Chuck and Ed had to rebuild it and also replaced the float and arms.
- It is noted that there is a palm tree spot light out. The board would like to know who the point of contact is at Somerset for checking the lighting. Is there a direct contact? Also the board would like to get a monthly report of lights replaced and which ones they were.
- Chuck purchased some plastic totes for the storage of the holiday decorations.

### **Architectural Report**

There have been no submittals in the last 30 days.

### **New Business**

- **Architectural Committee** – Since the last meeting there has been interest from 4 homeowners in joining the committee. They are Paul Betken, Sue Miller, Laura Reisinger and Donald Zyriek. Board approves those as the committee members and asks Chairperson Sue Fogel to set a meeting with the new member to establish goals. In those goals the board would like to see the submittal form revised as well as the rules updated. Proposed after the last meeting via email from Claire was a baseline for driveway extensions. A drawing of what was presented is attached to these minutes.
- **Community Picnic** – Board decides on Sunday April 23<sup>rd</sup>. Chuck will be pricing tent options. Continuing discussion to take place at a future meeting.

### **Old Business**

- **Finalizing the Roofing Schemes** – Claire has reached out to Sara with Eagle Roofing and they are working on a narrower scheme to be presented at a future board meeting.

**Next meeting:** The next meeting will be on February 16 2017

### **Adjournment**

Jake motions to adjourn, Alan seconds. The meeting adjourned at 7:19 PM

Respectfully Submitted,  
Debbie Tribioli  
Community Manager