

Oasis Homeowner's Association
Board of Directors Meeting February 16 2017 6:00 PM
OPEN SESSION MINUTES

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 6:04 PM by Jake.

Review and Approval of Previous Meeting Minutes

Alan made a motion to approve the January 19 2017 meeting minutes, Sue seconds, approved unanimously.

Financial Review

Alan reviewed the financials and collections are ahead of budget so far this year. Alan asks that the \$6500 in landscape supplies be re-classed to reserves as that was for the rake and rock project. Currently the association has \$516,063.89 in Total Liabilities and Capital. The updated Reserve Study is being done and when the Board has the copy they will be able to prioritize community projects. Sue motions to approve the financials, Diane seconds, all approve.

Open Discussion

- Lisa Zyriek had sent an email pertaining to pine trees in the community. Debbie explains that Ed Hargis of Somerset met with Ed Grabowski and Chuck Bruns at the property to discuss. Pines are dying off in all parts of Tempe and Mesa and cause is unknown at this time. Somerset will begin next week to remove any dead branches in the pines to prevent the spread of further problems. Also some discussion about moving the emitters out on the trees in the community as they mature.
- Doug King would like to see the landscapers checking the irrigation systems more often and more than just the emitters. He believes that the lines should be blown out by either air or water. The Board asks him to be more specific in the areas he is seeing problems and to email that on a map to Debbie.
- Board asks Debbie to have Ed Hargis and Joe Shill attend the next board meeting for a discussion on a variety of landscaping items including moving emitters, tree trimming, reporting using a portal online, pine trees, sap on path around lake, trimming of trees and cutting of weeds/grass along the canal.

Crime Status

Crime report was accepted with no stipulations.

Landscaping Report

Board reviews the landscaping report and asks Debbie to have Somerset attend the next meeting.

Lake Report

Lake report was emailed to the board.

Liaison Report

- The flow to the lake water has been increased.
- The Jackie's bay fountain was slowing down. In checking the inlet tube was blocked by about 50-60%, that has been fixed.
- The new adapter on the Bob's bay tubing is working great.
- Ed and Chuck may change the placement of the weights or add additional weights to keep the fountains in the lake in place.
- The south McClintock water feature was down. The breaker had to be replaced.
- Continued discussion about changes to pumps with a higher temperature capacity. This may begin as pumps begin to fail and are out of warranty.

- There is a request from Chuck at budget preparation time to add some additional line items for a more detailed classification of expenses and/or parts vs. labor.

Architectural Report

There have been five submittals in the last 30 days.

New Business

- **Architectural Committee Expansion Update** – The committee met last week with 2 members of the committee (Paul Betken and Laura Reisinger) and 2 members of the Board (Sue Fogel and Claire Pavlus). Paul is working on the revisions to the rules and guidelines. Sue presents the Board with a draft of the new submittal form. The Board has some adjustments and additions. The committee will present the final versions to the Board when they are ready

Old Business

- **Finalizing the Roofing Schemes** – Claire and Diane have narrowed the roof choices to three from the Eagle Roofing catalog. They plan to check with Barrell Roofing to see if they also have some options. They will report at the next meeting.
- **Rake and Rock** – Alan has had to postpone the project due to weather. He hopes to continue the next weekend.
- **Update on Meeting with Wentworth Properties for Shutterfly Delivery Updates** – There was a meeting held on February 14th and an attendance of about 12-15 homeowners. Also in attendance were Matt from Discover Park and Rob who represents them legally. Shutterfly has a night use permit which will expire in three weeks. Shutterfly does not intend to renew the permit. Therefore no truck deliveries will be allowed between the hours of 10pm and 6am. Shutterfly will make a public announcement of their revocation. They will also leave the signage up making this a traffic violation from the City. In order to assist homeowners who want to keep a log of complaints, Jake has set up an online form through the website for homeowners to report violations AFTER they report them to the police first. All violations by trucks will have to be for those that drive past the retail area. Wentworth has also agreed that at the next City Board of Adjustment Meeting, they will propose putting a sign on Elliot or as you enter Shutterfly Way. Just a note about ownership, Shutterfly owns the property and building they are in, as does Kneaders and the hotel. Wentworth is only the management company for the property.

Next meeting: The next meeting will be on March 16 2017

Adjournment

Alan motions to adjourn, Diane seconds. The meeting adjourned at 7:45 PM

Respectfully Submitted,
Debbie Tribioli
Community Manager