

# Oasis Homeowner's Association

Board of Directors Meeting

January 19 2012

6:00 PM

## OPEN SESSION MINUTES

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**Board Members Present** Sue Fogel, Diane Petteruti, Laura Reisinger and Ed Grabowski. Absent was Dan Crawford.

**Kinney Management Services Representative:** Debbie Tribioli

### Call to Order

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

### Review and Approval of Previous Meeting Minutes

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

### Financial Review

Laura reviewed the financials and read the balance sheet. Per the December 2011 financials the total liabilities and capital amount is \$348,722.15. 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 for the area over the past month. Board reviews the monthly water statement for Nov and Dec with no stipulations.

### Open Discussion

The community holiday decorations were very nice. Debbie to check with Seasonal Solutions on the location of the garland and wreaths. Homeowner comments that new plantings along the circle look great.

### New Business

- Board discusses the bid for granite replacement from Somerset for the community. At this time the board will table this until the next meeting.
- Board opens the floor for arbitration between the Frye's and Schneid's party wall dispute. Both parties are present for the arbitration. Mr. Roger Wood is the attorney for the Frye's and gives pictures of the wall damage from the Frye's side to the board members and to the Schneid's. Pictures showed many photos from the Frye's side and a couple of pictures from the Frye's side looking over the fence into the Schneid's yard where lawn in the back half and a garden in the front half of the backyard can be seen. The Frye's side has no trees, no irrigation and no plants along that wall area. In 2009 the Frye's had begun to notice the wall retaining water and reported it to Pete Kamboukis the Kinney Management Community Manager at the time. Pete informed the Frye's that this was to be regarded as a neighbor to neighbor issue, but that he would send a courtesy letter to the Schneid's. Mr. Wood inquires to the Frye's how long that wall has been retaining water, Mr. Frye responds about 2 years consistently. Mr. Frye also adds that he has taken photos from his side of the wall every day for the past 120 days. Mr. Wood asks Mr. Frye if he has ever spoken to the Schneid's about this issue. Mr. Frye says he has on numerous occasions, including giving them pictures but the issue has yet to be resolved. Mr. Frye describes the wall as deteriorating with alkaline coming thru the wall and it is crumbling at the touch. Mr. Wood states that he sent a letter to both the Schneid's and to the Oasis HOA board requesting this arbitration as a way to find a solution. Mr. Wood asks Mr. Frye if he had met with any contractors concerning a way to repair the wall. Mr. Frye indicates that he has, and he obtained 3 bids which are included in the information that Mr. Wood gave to the board and to the Schneid's. Each

# Oasis Homeowner's Association

Board of Directors Meeting

February 16 2012

6:00 PM

## OPEN SESSION

## MINUTES

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**Board Members Present** Sue Fogel, Diane Petteruti, Laura Reisinger, Dan Crawford and Ed Grabowski

**Kinney Management Services Representative:** Debbie Tribioli

### Call to Order

The meeting was called to order at 6:04PM by Dan.

### Review and Approval of Previous Meeting Minutes

Dan motions that the minutes not be read aloud but read by each board member to themselves. Laura seconds. Sue made a motion to approve the previous meeting minutes, Laura seconds, approved unanimously.

### Financial Review

Laura reviewed the financials and read the balance sheet. Per the January 2012 financials the total liabilities and capital amount is \$360,085.20. Laura asks Debbie to check on where the liquid savings is and why is there an amount of \$1005.00 in parentheses on the financial balance sheet. 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. Board reviews the monthly water statement for January with no stipulations.

### Open Discussion

There is no open discussion.

### New Business

- Board approved Somerset invoice #L24070.
- Board discusses cleanup of pet waste by NE corner of community by the landscapers. Laura motions to get have a pet waste station with trash can installed, Dan seconds, all approve. Expense to be made from capital funds.

### Old Business

- Garage sale was a huge success. Next time post card reminders will be sent out 1 month in advance.
- Flags are in place for the new planting. Debbie will forward bids as soon as they come in.
- Ed is meeting with Sherry of the Landscaping company used by Wentworth to pick out trees for the east side of the property. Ed to coordinate the planting with Somerset. The concrete has already been removed.
- Next picnic date is April 15<sup>th</sup> at 4pm. Assignments for the picnic will be done at the March meeting.
- Next newsletter to go out at the end of March.
- Debbie to coordinate with website on items to be updated.

**Next meeting:** March 15 2012

### Adjournment

Sue motions to adjourn, Diane seconds. The meeting adjourned at 6:42 PM

Respectfully Submitted,

Debbie Tribioli  
Community Manager

contractor said the wall must be torn down and replaced and that if this continues the wall will not last and will collapse. The bid amounts are \$2500, \$4,000 and \$3780 and include 5 sections of wall and 4 pillars including new footings. Mr. Wood concludes by asking the board to come to a conclusion in favor of the Frye's with the cost of the repairs being the Schneid's responsibility. The Frye's also invite the board to come over and look at the wall in person. The board asks the Schneid's if they want to rebut any comments the Frye's have made, they do not. At this time the board invites the Schneid's to present their side. Mr. Schneid begins by sharing pictures with the board of him holding a scale against the wall on his side and applying pressure to the scale of between 100 and 120 pounds and the wall has no movement. They also provide a CD video with the same information. Mr. Schneid says that in 2008 or 2009 they made a landscaping change to their backyard which included sod and irrigation. They had some irrigation problems which caused a flooding in their backyard on 3 separate occasions due to faulty irrigation installation which they contacted the contractor immediately and the system was repaired. The board does recognize that the level of moisture seems to be higher in the garden area than it does in the back portion where the grass is. Mr. Schneid acknowledges that he would be willing to apply sealant to his side of the wall where the garden area is to prevent the moisture from leaching thru. Board President Ed Grabowski asks Mr. Schneid how often he waters the garden area. Mr. Schneid responds that he thinks it is every 2 days for just a few minutes and also informs the board that the irrigation for the garden is on a misting system. The garden area extends about 6 feet from the party wall into his yard. The garden irrigation system used to be on or attached to the wall but that was changed/removed from the wall several years ago. The board asks the Frye's or their attorney Mr. Wood if they have any questions for the Schneid's. Mr. Wood asks how deep the garden soil is, Mr. Schneid responds that he is unsure but that the garden is not raised. Mr. Wood asks what date the garden was installed, Mr. Schneid responds that was done shortly after they moved in. Mr. Wood asks if sealant was ever applied to the wall, Mr. Schneid responds no. Mr. Wood asks if there is any erosion on their side of the wall, Mr. Schneid responds no. Mr. Wood asks where on the wall the scale stress test was done, Mr. Schneid responds it was done about mid wall by the garden and again by the grass area. Mr. Wood asks if Mr. Schneid has ever had contractors look at the wall from his side, Mr. Schneid responds no. Mr. Wood asks if the landscape contractor they used for the backyard irrigation was licensed, Mr. Schneid responds yes. Mr. Wood asks if he ever made a complaint to the registrar of contractors on those landscapers based on the work they did, Mr. Schneid responds no. Mr. Wood asks if Mr. Schneid is not watering daily, then why is the wall wet all day every day, Mr. Schneid says he is not exactly sure of the watering schedule but he knows it is not every day. Mr. Schneid also states that he does not contest that there is a moisture problem. Mr. Wood says that concludes his list of questions for the Schneid's. Ed Grabowski just has one comment that the footer for the wall is made of concrete and concrete will not be damaged by water and should not have to be replaced. Ed also comments that the wicking of the moisture thru the wall is due to the wet garden soil. Treasurer Laura Reisinger makes a statement to those present that the board was not aware of this situation prior to receiving the letter from Mr. Wood. Mr. Schneid states that he did receive a courtesy letter in 2009 and corrected the lawn irrigation. Laura Reisinger asks Mr. Schneid if the Frye's ever asked them to come over and look at the wall from the Frye side, Mr. Schneid responds no. Mr. Frye states that he gave pictures of the wall to Pete and to Mrs. Schneid in 2009. Board agrees to physically look at the issue on Saturday January 28<sup>th</sup> 9am. At this time the arbitration is concluded.

### **Old Business**

- Board reminds those present that the community garage sale will be 2/11/12. Board asks Debbie to place an ad in the Arizona Republic and on Craig's list. Sue will handle the signs.
- Ed and Dan will place the flags for the new plants before the next meeting with the planting to be completed by the March meeting.
- Board plans for the lake plantings to be done in Sept/Oct and the granite to be replaced by the end of April.

- Ed says there was some regular maintenance done at the Elliot fountain involving no serious issues.

**Next meeting:** February 16 2012

**Adjournment**

Sue motions to adjourn, Laura seconds. The meeting adjourned at 7:06 PM

Respectfully Submitted,

Debbie Triboli  
Community Manager

# Oasis Homeowner's Association

Board of Directors Meeting

March 15 2012

6:00 PM

## OPEN SESSION

### MINUTES

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**Board Members Present** Sue Fogel, Diane Petteruti, Laura Reisinger, Dan Crawford and Ed Grabowski

**Kinney Management Services Representative:** Debbie Tribioli

#### Call to Order

The meeting was called to order at 6:04PM by Dan.

#### Review and Approval of Previous Meeting Minutes

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

#### Financial Review

Laura reviewed the financials and read the balance sheet. The board will table the approval of the February financials pending the review and/or revision of them.

#### Crime Status / SRP Monthly Water Statement

Board reviews crime stats for the area over the past month. The February water statement was not available for review.

#### Open Discussion

There is no open discussion.

#### New Business

- Board approve the invoice from Craft King for the installation of the pest waste station in the amount of \$185.35 which will be paid from operating funds. Dan motions to approve, Laura seconds, all approved.
- Board review the bids for the plantings in the community. Dan motions to approve the bid from Green Genes. Board recognizes that the bid is higher than the other two, however the board has experience with the poor quality of plants that were obtained from one of the other bidders and would rather have the better quality of plants. Sue seconds the motion, Ed Grabowski abstains from the vote and the motion is carried. Planting to be done within 2 weeks.

#### Old Business

- Board suggests that a thank you letter be sent to Wentworth's for the tree donation. Debbie to draft a letter.
- Chuck with Craft King to create picnic and garage sale signs with laminate for the community.
- Ed reports that the Schneid's have begun the process of sealing their wall against moisture and that the Frye's have noticed a difference.
- Debbie to have Jay Flynn with Flynn Construction contact Ed Grabowski regarding tree removal and wall repair.

**Next meeting:** April 19 2012

#### Adjournment

Dan motions to adjourn, Laura seconds. The meeting adjourned at 7:04 PM

Respectfully Submitted,

Debbie Tribioli  
Community Manager

# Oasis Homeowner's Association

Board of Directors Meeting

April 19 2012

6:00 PM

## OPEN SESSION

### MINUTES

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**Board Members Present** Sue Fogel, Diane Petteruti, Laura Reisinger (6:40pm), and Ed Grabowski. Absent was Dan Crawford.

**Kinney Management Services Representative:** Debbie Tribioli

#### Call to Order

The meeting was called to order at 6:00 PM by Dan.

#### Review and Approval of Previous Meeting Minutes

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

#### Financial Review

Laura reviewed the financials and read the balance sheet. Per the March 2012 financials the total liabilities and capital amount is \$369,049.48. Laura to check with Mutual of Omaha regarding the security of all accounts being in one bank. Laura to also check on the CD rates. 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 for the area over the past month. The Board reviews the March SRP water statement with no stipulations.

#### Open Discussion

Homeowner present makes the suggestion of community citrus gleaning and donating the picked fruit. Board agrees to put this suggestion in the end of the year newsletter. Anyone interested can contact Debbie.

Homeowner discussion about overnight street parking. Board explains that they are enforcing the CC&R's but are not prepared to take the violations legal as these are public streets and it may not be legally enforceable. Board does agree that and instructs Debbie to have any violation 3 notices for parking to be sent in a registered mail fashion. Board also suggests to the homeowner that they call the police as they are able to ticket especially for parking on the sidewalk and blocking driveways.

Discussion about a recently painted home in the community and that it does not blend in. Sue acknowledges that the home is different however she and Dan spoke to the owners prior to painting and it was approved. Sue to speak to the owners again and report back to the board next month.

Homeowners comment on how good the common area landscaping is looking.

#### New Business

- Board asks Debbie to have landscapers clean up the pet waste along Kenwood between Stephens and the canal on a weekly basis.
- Board asks Debbie to order 2 pet waste signs and 1 more pet waste station for the community.
- Board reviews the bids from Flynn Masonry for common area projects. Board declines bid for block pillar repair in the amount of \$510.00. Sue motions to approve the bid in the amount of \$290.00 for the oak tree root removal at the corner of Dava and Anoriza Parkway, Diane seconds, all approve. Laura motions to approve the bid in the amount of \$480.00 for the block wall repair behind the oak tree mentioned above, Diane seconds, all approve. Debbie to let Jay know.

#### Old Business

- The community picnic was a very successful. Everyone had a good time!
- Ed reports the plantings were done along Anoriza Parkway. The circle is now almost complete. The last phase will include the remainder of the parkway plus the area along Kenwood on the east side of the community. Board to get together and mark those areas.

**Next meeting:** May 17 2012

#### Adjournment

Sue motions to adjourn, Laura seconds. The meeting adjourned at 7:18 PM

Respectfully Submitted,

Debbie Tribioli  
Community Manager

# Oasis Homeowner's Association

## Board of Directors Meeting

May 17 2012

6:00 PM

### OPEN SESSION

### MINUTES

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**Board Members Present** Sue Fogel, Diane Petteruti, Laura Reisinger, Dan Crawford (till 6:45pm) and Ed Grabowski.

**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

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

#### Financial Review

Laura reviewed the financials and read the balance sheet. Per the April 2012 financials the total liabilities and capital amount is \$371,887.58. Laura checked with Mutual of Omaha about coverage on FDIC and found out that the total is \$250K for all accounts combined, so the liquid reserves will need to be moved back to Wells Fargo. 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 April SRP water statement with no stipulations.

#### Open Discussion

Mr. Ronald Pies of 1920 Stephens addresses the board regarding the violation for foliage touching the view fence. Board explains that this is a maintenance issue that must be adhered to so that the fencing is not rusted or damaged. Mr. Pies further explains that the landscapers blew debris into his yard immediately following his own landscaper being there and when brought to their attention they were uncooperative and had attitude. Board asks Debbie to speak to them about this and show them the photos Mr. Pie brought. There is additional discussion regarding bulk trash pick-up. Debbie to check City of Tempe website and post info in the newsletter. Ms. Cheryl Foertsch attended the meeting to discuss with the board the shutters that she has at her home that were denied. Board reviews her request and agrees to treat these and future requests for shutters as "trim". Board then agrees to allow Ms. Foertsch to keep the shutters so long as they are painted the trim color of Chester Brown. Debbie to get a letter out to owner and a copy to Sue. Chuck reports that there is a valve next to the fire hydrant at Los Feliz and Anizona Parkway that is leaking. Debbie to report it to the City of Tempe.

#### New Business

- Board discusses the website status. Debbie reads an email from Jerry Bauck to the board. Board would like there to be no lapse in the website and not to lose the domain name. Board would also like to know if advertisers on the website are being billed. Debbie to check with Jerry and finalize.
- As mentioned in the financial review Laura will be moving the liquid savings from Mutual of Omaha to Wells Fargo to make sure all monies are covered by FDIC.
- Board reviews invoice from CraftKing for installing the pet waste station and signs. Diane motions to approve, Laura seconds, all approve with Sue abstaining.
- Ed to send Debbie a list of trees so she can get bids.
- Board reviews to pet waste removal bids. At this time board would like to continue to monitor the situation and see how the landscapers handle the area.

#### Old Business

- Shneid / Frye. The board would like the following noted in the minutes. Mr. Shneid reported to the board president that he has completed all the water proofing and made sure all the sprinklers are away from the wall. Mr. Frye has also reported to the board president that he has not seen any moisture on his side. These reports both occurred on the same day. The board is satisfied that Mr. Shneid has fulfilled his obligations per the arbitration decision of the board.

**Next meeting:** June 21 2012

#### Adjournment

Sue motions to adjourn, Diane seconds. The meeting adjourned at 7:50 PM

Respectfully Submitted,  
Debbie Tribioli Community Manager

# Oasis Homeowner's Association

Board of Directors Meeting

June 21 2012

6:00 PM

## OPEN SESSION

### MINUTES

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**Board Members Present** Sue Fogel (arrived 6:20pm), Diane Petteruti, Laura Reisinger, and Dan Crawford. Absent is Ed Grabowski.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:05 PM by Dan.

#### **Review and Approval of Previous Meeting Minutes**

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

#### **Financial Review**

Laura reviewed the financials and read the balance sheet. Per the May 2012 financials the total liabilities and capital amount is \$375,135.37. All other costs are normal. Dan motions to accept the financials, Diane seconds, all approve.

#### **Crime Status / SRP Monthly Water Statement**

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

#### **Open Discussion**

Mr. Doug King of 1984 Brentrup addresses the board concerning issues with irrigation, the landscaping crew and additional plants and trees in the community. He states that the emitters for the trees and bushes may not be adequate to the size of the plants, that the crews do not seem to be supervised properly and would like the landscapers to trim the canopy of the trees along the east wall equal to the height of the wall. The board asks Debbie to address these items with the landscaper and to have the landscaper attend either the July or August meeting, as well as present the board with quarterly reports. Laura mentions again that there are dead plants in the pots around the lake. The board informs Mr. King that they do have a tentative planting schedule and will try to stick to that as closely as possible. Board will create an updated bid request and get to Debbie by September.

#### **New Business**

- There is no new business.

#### **Old Business**

- There is no old business.

**Next meeting:** July 19 2012

#### **Adjournment**

Laura motions to adjourn, Diane seconds. The meeting adjourned at 6:56 PM

Respectfully Submitted,  
Debbie Tribioli Community Manager

# Oasis Homeowner's Association

Board of Directors Meeting

July 19 2012

6:00 PM

## OPEN SESSION

### MINUTES

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**Board Members Present** Sue Fogel, Diane Petteruti, Laura Reisinger, Ed Grabowski and Dan Crawford.

**Kinney Management Services Representative:** Debbie Triboli

**Call to Order:** The meeting was called to order at 6:05 PM by Ed.

#### **Review and Approval of Previous Meeting Minutes**

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

#### **Financial Review**

Laura reviewed the financials and read the balance sheet. Per the June 2012 financials the total liabilities and capital amount is \$384,904.90. 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 for the area over the past month. The Board reviews the June SRP water statement with no stipulations.

#### **Landscaping – Ed Hargis**

Ed with KMS Landscaping was unable to attend due to an illness however he did have a conversation with Ed Grabowski. Ed Hargis is on site to supervise the crew several times a week. He does not drive a labeled truck. The crew is not always working together as a group so it may look as though they are not supervised but they are. He will begin doing monthly reports for the board. Board asks Debbie to have Ed attend the August meeting and to address the following issues in the meantime: make sure all emitters for all plants are trees are proper for their size including and most specifically along the east wall, watch for puddles of water by any trees or palms, try to be more proactive, and remove any low hanging branches over sidewalk areas.

#### **Open Discussion**

Discussion about street signs. The City has been notified.

#### **New Business**

- The board reviews 2 palm tree trimming bids. Diane motions to accept the bid from Bestscape, Sue seconds, all approve.
- The board asks Debbie to get additional bids for the east wall installation.

#### **Old Business**

- There is no old business.

**Next meeting:** August 16 2012

#### **Adjournment**

Sue motions to adjourn, Dan seconds. The meeting adjourned at 6:45 PM

Respectfully Submitted,  
Debbie Triboli Community Manager

# Oasis Homeowner's Association

Board of Directors Meeting

August 16 2012

6:00 PM

**OPEN SESSION**

**MINUTES**

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**Board Members Present** Diane Petteruti, Laura Reisinger, Ed Grabowski and Dan Crawford. Absent was 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**

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

## **Financial Review**

Laura reviewed the financials and read the balance sheet. Per the July 2012 financials the total liabilities and capital amount is \$392,363.25. All other costs are normal. Laura 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 July SRP water statement with no stipulations.

## **Landscaping – Ed Hargis**

Ed with KMS Landscaping speaks with the board on service for the community. He is there frequently, he walks the lake one time per week and drives the community with the crew chief one time per week. He is checking for exposed spaghetti irrigation lines. Board will be adding more rock after this last round of plantings in the fall. Board instructs Ed that he can begin to leave the bushes in a more natural looking way so they are more full. Many of the oleanders in the community are 17+ years old so the board authorizes Ed to remove any that are struggling and place a white flag in there to notify the board. Ed informs the board that a car hit a tree near the Elliot entrance, he has secured and trimmed up the tree and he believes that it will survive. Ed will be providing a monthly report to the board. Report to promote better communication and include items that the landscapers see in the community including rusting fences, cracks in walls, etc.

## **Open Discussion**

Chuck shows the sandwich board signs to the board and they approve. Chuck will submit the invoice for the signs via email to Debbie.

## **New Business**

- Board asks Debbie to check on a home with a large tree in back that may be cracking a wall along McClintock, and to report heaving to the sidewalks at the McClintock entrance to the City.
- Discussion about a redesign for the landscaping in the median at the McClintock entrance.

## **Old Business**

- The board approves the invoice from Green Genes for 18 sissou and 3 oak trees for the community.

**Next meeting:** September 20 2012 – Annual Meeting

## **Adjournment**

Dan motions to adjourn, Laura seconds. The meeting adjourned at 7:08 PM

Respectfully Submitted,  
Debbie Tribioli Community Manager

# Oasis Homeowner's Association

Board of Directors Meeting

October 18 2012

6:00 PM

## OPEN SESSION MINUTES

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

**Kinney Management Services Representative:** Debbie Tribioli

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

Sue makes a motion to appoint Alan Heikkala to a 1 year term until the next election to fill the vacant position. Diane seconds, all approve. All officer positions will remain the same with Alan being the Treasurer.

### 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 September 2012 financials the total liabilities and capital amount is \$396,542.27. 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 for the area over the past month. The Board reviews the August & September SRP water statement with no stipulations.

### Landscaping Report

Board reviews the landscaping report. Under recommendations section Board asks Debbie to get a cost for the recommended hard trim on Elliot Road. Ed Grabowski to call landscapers to discuss the trimming of the bushes.

### Open Discussion

Discussion on flushing the irrigation lines, which is being done regularly. Discussion on an easier ways to fill the reservoir to the entrance fountains. May require a "T" float.

### New Business

- Ed to contact Dean on a quote for a new fountain lake pump.
- Board reviews the bid from Seasonal Solutions for the holiday lights. Board asks Debbie to check with them on the price of purchasing the LED lights vs. leasing and to renegotiate the customer service discount.
- Board reviews the bid for the tree trimming and wall repair along McClintock near 1806 E Drake. Sue motions to approve the bid, Alan seconds, all approve.
- Board reviews 3 bids for the plantings along Anozira Parkway. Sue motions to approve the bid from Green Genes, Diane seconds, all approve with Ed Grabowski abstaining from the vote.
- Board discusses the view fences around the lake and agrees to walk the area on November 17<sup>th</sup> at 730am to check for rusted areas.
- Reminder that the community picnic is November 4<sup>th</sup>. Alan to get paper goods and water, Ed to get the hot dogs, gas and buns, Diane to get the condiments and Sue to get the table cloths

### Old Business

- There is no old business.

**Next meeting:** November 15<sup>th</sup> 2012

### Adjournment

Sue motions to adjourn, Diane seconds. The meeting adjourned at 7:35 PM

Respectfully Submitted,  
Debbie Tribioli Community Manager

# Oasis Homeowner's Association

Board of Directors Meeting

November 15 2012

6:00 PM

## OPEN SESSION MINUTES

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**Board Members Present** Diane Petteruti, Ed Grabowski, Alan Heikkala, 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**

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 September 2012 financials the total liabilities and capital amount is \$405,996,79. 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 October SRP water statement with no stipulations.

### **Landscaping Report**

Board reviews the landscaping report with no stipulations.

### **Open Discussion**

Discussion on when to turn on holiday lighting and leaving the lights up year round. Board decides to have the lights turned on the day after Thanksgiving.

Discussion on raking the granite out in prep for getting bids replacement. Alan to check with the boy scouts troop about helping out.

### **New Business**

- Board reviews the bid from Green Genes for final planting around the circle. Total bid comes to \$3384.49. Alan motions to approve, Dan seconds, Ed Grabowski abstains, all approve.

### **Old Business**

- Ed will let the board know when he has the bid for the new pump for the lake fountain.

**Next meeting:** December 20<sup>th</sup> 2012

### **Adjournment**

Sue motions to adjourn, Diane seconds. The meeting adjourned at 6:53 PM

Respectfully Submitted,

Debbie Tribioli Community Manager

# Oasis Homeowner's Association

Board of Directors Meeting

December 20 2012

6:00 PM

## OPEN SESSION MINUTES

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**Board Members Present** Ed Grabowski, 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 6:02 PM by Ed.

### Review and Approval of Previous Meeting Minutes

Dan 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 November 2012 financials the total liabilities and capital amount is \$404,339.12. 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 November SRP water statement with no stipulations.

### Landscaping Report

Board reviews the landscaping report. Board asks Debbie to get a bid from Flynn for root pruning around the lake. Also to get bids for trimming/pruning the oak trees around the circle.

### Open Discussion

Discussion on new holiday lighting plans for next year. Board will get bids and is considering buying their own lights after the holidays. Sue to check prices online and report back to the board. There are approximately 800 lights per palm.

### New Business

- Chuck discusses with the board his findings from the view fence walk around. Last time the repairs were done was about 4 ½ years ago. There are 8 locations that need replacement/welding, 44 locations with cracks in the block, 5 locations with loose face areas that need rebuilding, 40 locations with moderate rust which will require grinding and painting, 1 location that needs post replaced, 10 post caps that need to be replaced and 2 sections where they were never fully painting. Chuck to submit a bid to the board for review. Board suggests that a letter be sent to those homeowners who may be causing some of this damage from their side and to correct this.
- Seasonal Solutions is present at the meeting and the board discusses with them some of the lighting issues. There have been extension cords stolen and some strands have gone out. Renee says that she is in the community every other night to check on the lights and do repairs.

### Old Business

- Ed updates the board on the pump repair. It appears that a rock got stuck in the impellor and burnt up the capacitor. Dean is waiting for the cord housing and they will also be installing a cage housing around the impellor to prevent this in the future. Ed is continuing to work with Dean on this. Chuck to power wash the fountain.
- Alan spoke with the scout leader and they figure it should take about 150 to 200 hours of work. The cost would be \$1500 and would include raking and inventory and would include just the circle and not the entrances. Sue motions to use the Boy Scouts for \$1500, Dan seconds. All approve and Alan abstains. Work to begin in January. Board is aware of what can be expected from volunteer work.

**Next meeting:** Janaury 17 2013

### Adjournment

Dan motions to adjourn, Alan seconds. The meeting adjourned at 7:18 PM

Respectfully Submitted,  
Debbie Tribioli Community Manager