

**Oasis Homeowner's Association**  
Board of Directors Meeting      January 15, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Triboli

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

**Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the December 18 2014 meeting minutes, Alan seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the December 31<sup>st</sup> 2014 financials the total liabilities and capital amount is \$480,089.86. As Alan had noted there was a trend in falling income from August thru November, however income is up significantly in December. Alan asks Debbie to check with the accountant to see how much of that income was for December 2014 and how much was payments towards 2015 dues. It is noted that approximately 1/6<sup>th</sup> of the yearly amount collected is uncommitted and is at the disposal of the board for community projects. Some of those projects and the estimate cost for include: lighting projects at the water features and medians \$9K, boat house addition \$25K, tree care \$6K, wall repairs \$20K, rake and rock project \$10K, maintenance of canal weeds (mowing and chemically) \$4K, and lake reserve study \$7.5K Board asks Debbie to get a bid on chemically treating the weeds in the canal area. Sue motions to approve the financials, Claire seconds, all approve.

**Open Discussion**

- Chuck and Ed noted a leak in the south water feature on McClintock. Ed is working on getting it sealed.
- Discussion about the pine tree and its roots in the backyard of lot 375 potentially damaging the wall behind the Elliot water feature. Chuck to get an opinion letter to Debbie. Debbie to draft a letter to the homeowner advising them of the situation.
- Discussion regarding tree plotting in the neighborhood for record keeping purposes. Debbie to contact Tree Doctors for an estimate.

**Crime Status / SRP Monthly Water Statement**

Board reviews the crime status report with no stipulations. Lot 248 had a window broken during an attempted break in. There is no SRP statement for review.

**Landscaping Report**

Ed Hargis provided a color map to the board of weekly service areas. He was unable to attend the meeting but will be at the February meeting.

**Liteguard Report**

Board reviews the Liteguard report.

**Liaison Report**

There is no report.

**Architectural Report**

Sue announces that 6 submittals were received since the last meeting.

## New Business

- **Canal Weeds** – Jake makes a motion to have the weeds cut in the canal area with a cap of \$2,500, Sue seconds, all approve with Alan abstaining.

## Old Business

- **Pump House Update** –The electrical engineer has completed the work required by the City and the plans have been submitted and approved. Chuck to pick up the permit and get an updated bid to the board. Work should begin shortly.
- **Wall Update** – Jake motions to purchase 1 pallet of split face block and 1 pallet of block for wall repairs in the community beginning with the “V” repair across from 1969 E Todd. Sue seconds, all approve. Claire to order the block.
- **Lake Management** – Water Resources completed the replacement of the compressor. Debbie sent Water Resource a 30 day termination letter effective 2/1/15. Aquatic Services will take over on 2/1/15. Board asks Debbie to add the agenda item of Lake reserve study to the February agenda.
- **Insurance**– The insurance has been changed effective 1/1/15. New policy is in place.
- **Reallocation of Reserve Funds** – Board discusses the proposed options for the funds. Claire’s investment advisor was unable to provide any information to the board to review. The board continues the discussion on the proposals presented by local financial companies. After some discussion on amounts of investment and named annuitant, the board makes a decision. Alan motions to put \$50K in a Sagicor annuity with Jake listed as the annuitant, provided that Jake provides a letter to the HOA addressing that the HOA will be owner of the annuity and will be the beneficiary for payout in the event of his death. Sue seconds, Claire is opposed and Jake abstains. Motion passes.

**Next meeting:** The next meeting will be on February 19<sup>th</sup> 2015.

## Adjournment

Sue motions to adjourn, Alan seconds. The meeting adjourned at 7:56 PM

Respectfully Submitted,  
Debbie Tribioli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      February 19, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Triboli

**Call to Order:** The meeting was called to order at 5:57 PM by Sue.

**Review and Approval of Previous Meeting Minutes**

Alan made a motion to approve the January 15 2015 meeting minutes, Diane seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the January 31<sup>st</sup> 2015 financials the total liabilities and capital amount is \$483,931.27. January had a profit of \$3,841.41. Expenses and revenue are tracking well. The insurance line item is off due to the switch in providers but this will balance out later in the year. Diane motions to approve the financials, Sue seconds, all approve.

**Open Discussion**

- Lisa Zyriek thanks the board for all of their hard work they do for the community, especially with the work being done on the east side. The board tentatively sets a walk through date of Sunday March 8<sup>th</sup> at 8:30am meeting at the corner of Kenwood and Stephens to check for location and number of trees.
- Chuck and/or Ed to get a recommendation to Debbie for the pine tree(s) to be removed in the backyard of lot 375 which are causing damage to the water feature on the other side of the wall.
- A homeowner notes that the gazebo that was approved for lot 273 in October of 2014 may not have been built per the approval. Sue to check on the compliance and let Debbie know if a letter needs to be sent.

**Crime Status / SRP Monthly Water Statement**

Board reviews the crime status report with no stipulations. Diane has heard that there was a potential break in thru a glass door broken by a rock, also that a homeowner reported hearing a noise and found two people hiding on the side of his house. Another homeowner reports that he has noticed an increase in police presence in the community.

**Landscaping Report**

Ed Hargis is present to discuss the landscaping with the board. January was a slow month but the increased heat has sped up the cut back on bushes. Next month the crew will be aerating the lawn and filling in the duck holes. Most of the irrigation lines on the newer trees have been moved out. There was little to no plant loss this winter due to the rain. The queen palm that was tilted is still hanging on, Somerset will continue to monitor. When the 4<sup>th</sup> crew member comes on in April, Angel (who has been on the property for 16 years) will work on the irrigation full time. There is discussion about the tire ruts and irrigation box covers. Ed will add sand to the ruts when it is time for the Bermuda grass to start growing (typically when night time temps don't go below 67 degrees). Ed has 4 covers with 6 more on the way so those should be installed soon. It is noted that the small water feature by McClintock keeps getting turned off; Ed says the crew has also noticed that and had to turn it back on. Ed will secure it from tampering. It is requested that Ed cut the shrubs at all inlets to the Anorzia circle and at the Los Feliz exit onto Elliot for better visibility. Discussion about spraying the canal for weeds. Ed explains that they cannot spray any chemicals containing sterilant that close to the canal. They could use weed killer and Ed will provide a proposal.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

A coupling was replaced in the fountain area. Also lake feature fuses for the pump house were replaced.

## **Architectural Report**

Sue announces that 3 submittals were received since the last meeting.

## **New Business**

- **Tree Trimming** – The board reviews two proposals for tree inventory however they are very dissimilar. The Board asks Debbie to get a revision from both companies.

## **Old Business**

- **Pump House Update** –All plans have been submitted to the city and been approved. Chuck has submitted his final revised construction proposal. Via an earlier email vote to approve the revised proposal the vote was 3 in favor, 1 opposed and 1 abstaining. Voted has passed and construction to begin shortly.
- **Wall Update** – The specialized block has been approved and ordered. Continued wall repair work has been tabled until the next meeting when a set of standards and priorities can be established.
- **Thank you** – Thank you to Alan for all of his hard work on mowing down the weeds along the canal.

**Next meeting:** The next meeting will be on March 19<sup>th</sup> 2015.

## **Adjournment**

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

Respectfully Submitted,  
Debbie Triboli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      March 19, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Tribioli

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

**Review and Approval of Previous Meeting Minutes**

Alan made a motion to approve the February 19 2015 meeting minutes, Sue seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the February 28<sup>th</sup> 2015 financials the total liabilities and capital amount is \$479,244.80. February had a loss of \$4686 due to the beginning of the pump house project. All other expenses and revenue are tracking well. Sue motions to approve the financials, Claire seconds, all approve.

**Open Discussion**

- Chuck spoke to Ed Hargis and met with him regarding the grass at the McClintock entrance, water pressure at fountain and bushes along Elliot entrance. Chuck will prepare a proposal for the board to review on the water pressure to the fountain and irrigation. There may be a problem with the pump in the south bay – Ed Grabowski will check on whether it is clogged, does it need repair and/or is it under warranty. Board asks Debbie to have the landscapers clean out the Elliot water feature from debris every other day.
- Board discusses the coloring on the monument sign letters. Feedback has been positive. Board asks Chuck to get a bid to the board on painting the sign at the Elliot entrance.

**Crime Status / SRP Monthly Water Statement**

Board reviews the crime status report and notes that there were 2 incidents in the community one involved a stolen car and one involved a car incident where a car driving too fast up Los Feliz hit the curb and went towards the lake. No common area property was damaged.

**Landscaping Report**

Board asks Debbie to check on when the irrigation box covers will be installed and if the pots near the benches can be moved. Debbie also getting bids on replacing the missing brick by the benches. Claire suggests that perhaps that can also be piggy backed with the fence repair masons when they next do a wall repair.

**Liteguard Report**

Board reviews the Liteguard report and notes that there were several replacements. The board still intends to address the median areas. The board will try to coordinate getting the info out to homeowners on proposed projects and then coordinate submitting an application for grant to the City next year.

**Liaison Report**

Ed is checking on the warranty and records for the pump in the south bay and will communicate his findings to the board. The lake levels are very good and the water quality is improving.

**Architectural Report**

Sue announces that 5 submittals were received since the last meeting.

## New Business

- **Picnic / Garage Sale** – Sue and Diane will coordinate the picnic with food and the bounce house and will communicate with the board on prices. Picnic will be Sunday April 19<sup>th</sup> beginning at 4pm. The Garage sale will be Saturday, April 18<sup>th</sup> from 7am to 1pm. Notifications of the events will be done by website and posted flyers.
- **Lake Reserve Study** – Jake motions to approve the proposal for having a lake reserve study done by Aquatic, Alan seconds, all approve. Debbie to contact Rick at Aquatic.
- **Palm Tree Trimming Bids** – Board asks Debbie to contact Harris and Son and Tree Doctors and one other for bids on palm tree trimming including price for skinning.
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## Old Business

- **East Side Tree Walk Through Results** –The board is in agreement of placing 26 trees (24"box size) and 8 smaller trees along the east wall and an additional 5 trees in the lake area. Also Discovery Park had agreed to donate 10 trees to the community and Jake will contact them regarding the type and planting. The board asks Ed Grabowski to get them a bid on the cost for buying and planting the trees, the sooner the better. Ed already has the list of trees and locations.
- **Tree Plotting** – This item is tabled.

**Next meeting:** The next meeting will be on April 16<sup>th</sup> 2015.

- Jake would like the board to come to the next meeting with their thoughts on the following:
  - Setting board guidelines/policies on homeowner/community issues
  - Annual or biannual bid out on landscaping
  - Flow chart for block wall repair guidelines
  - Community liaison budget and duties
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## Adjournment

Diane motions to adjourn, Sue seconds. The meeting adjourned at 7:30 PM

Respectfully Submitted,  
Debbie Triboli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      April 16, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Tribioli

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

**Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the March 19 2015 meeting minutes, Diane seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the March 31<sup>st</sup> 2015 financials the total liabilities and capital amount is \$478179.90. Financials are in good shape and on track. Slight loss again this month due to the ongoing build of the pump house. Sue motions to approve the financials, Claire seconds, all approve.

**Open Discussion**

- Lisa Zyriek is present and has questions for the board regarding trees to be planted along east side of property. 1. Are all irrigation issues resolved? 2. Did Discovery Park approve the installation of the 10 donated trees? 3. Does the board know the exact date when the installation of all trees will be done? Jake responds, 1. There was no issue with the irrigation itself; it was more of a coordination of the manpower and location of the irrigation. 2. Yes, they are donating 10 shoe string acacias which their crew will plant and Somerset will be notified so they can provide irrigation. 3. An exact date cannot be provided but it will be in the next 2 weeks.

**Crime Status / SRP Monthly Water Statement**

Board reviews the crime status report with no stipulations.

**Landscaping Report**

Debbie reads an email from Somerset with updates on irrigation lid covers, fountain cleaning is being done, moving pots with flowers, and moving a trash can. Board asks Debbie to get a bid from Somerset on moving the trash can and pots.

**Lake Report**

Aquatic Consulting has done a lake report for February and March. Debbie to email them to the board as well as Ed Grabowski. Board asks Debbie to ask Rick Amalfi to come to the May meeting and to bring the lake reserve study.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

Regarding the south end fountain, they got the missing pump piece. Overall the pump itself is in good shape. The motor however needs work and Ed is checking to see if a vendor can be located to honor the warranty. Ed suggests that purchasing a 2<sup>nd</sup> motor to use as a replacement for this one or as a backup motor would be a good idea. It will be \$35 to inspect the old motor. All electrical connects are in good shape. Alan motions to buy new a new motor not to exceed \$1100. Jake seconds, all approve. The board would also like to thank Ed and Chuck for all the work they put into the lakes/water features.

**Architectural Report**

Sue announces that 5 submittals were received since the last meeting.

## New Business

- **Oasis Pond Aeration Bids** – The board reviews the 2 bids for the pond aeration and installation of brass fan jet nozzles. Sue motions to approve the bid from Somerset, Diane seconds, all approve. Debbie to notify Somerset.
- **Palm Tree Trimming Bids** – Board asks Debbie to contact all bidders (Harris and Sons, Tree Pros and Tree Doctors) and ask them for the best and final bids since all bids were close. Any vendor willing to rebid must have their bid in by end of next week for an email vote by the board.
- **Elliot Entrance Sign Painting** – The board reviews the bid from Chuck for painting the letters on the sign. Alan motions to approve payment to Chuck Bruns in the amount of \$250, Diane seconds, all approve with Sue abstaining.

## Old Business

- **Picnic / Garage Sale** – Sue and Diane have coordinated the picnic with food and the bounce house all arrangements have been finalized. Picnic will be Sunday April 19<sup>th</sup> beginning at 4pm. The Garage sale will be Saturday, April 18<sup>th</sup> from 7am to 1pm. Notification of the sale has been posted on Craig's list and signs will be posted.
- **East Side Tree Walk Through Results** – The board reviews the bid Green Genes Botanical for the installation of trees along the east wall and some around the lake. Board agrees that 2 trees per "island" areas along the sidewalk will be appropriate. Alan motions to approve the bid with a max of 30 trees and a change to a 1 year warranty, Jake seconds, all approve. Jake asks Ed to start the work as soon as possible and finish within the next 2 weeks.
- **Wall Block** – Claire updates the board on the pallet of colored block that was ordered. The color did not match so the company is redoing the pallet at no charge. A sample of a block from the first run is on top of Claire's wall if anyone wants to look at it.

**Next meeting:** The next meeting will be on May 21<sup>st</sup> 2015.

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## Adjournment

Claire motions to adjourn, Diane seconds. The meeting adjourned at 7:24 PM

Respectfully Submitted,  
Debbie Tribioli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      May 22, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Tribioli

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

**Review and Approval of Previous Meeting Minutes**

Alan made a motion to approve the April 16 2015 meeting minutes, Sue seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the April 30<sup>th</sup> 2015 financials the total liabilities and capital amount is \$484,014.51. Financials are in good shape and on track. Slight loss again this month due to the ongoing project expenses catching up. Sue motions to approve the financials, Claire seconds, all approve.

**Lake Reserve Study**

Rick Amalfi with Aquatic Consulting & Testing is present to review the Lake Reserve Study with the board. Overall the lake is in good shape and no immediate action is required at this time. Sediment levels, clarity, heavy metals and aeration are at good levels. Sediment removal would be required in approximately 18 years. A copy of the reserve study will be kept at the management office. Discussion about putting a blue dye in the lake. Board would like to see how long it lasts and if it makes a difference. Alan motions to have no more than 13 gallons of dye added, Jake seconds, all approve. Rick to get this started immediately.

**Open Discussion**

- Chuck has a few items to address with the board (1) ok to bring boat over to put in pump house addition. Debbie will coordinate with Somerset as the boat is being kept on their lot. (2) there is a leak at the south McClintock water feature. This will require the moving of the pot to the left of the water feature. Debbie to contact Somerset. (3) The pot to the right of the same water feature has a broken emitter that needs servicing. (4) Ed Grabowski needs to get with Somerset about making sure the new trees on the east side are watered daily. (5) The Elliot entrance signage was painted and board is satisfied, although a final color will need to be decided on. Jake will contact a sign company for evaluation and advice. (6) The pots that the board requested to be moved to the paver area have not been done, nor have all of the irrigation covers and filling in of the ruts. Debbie to speak to Ed Hargis.

**Crime Status / SRP Monthly Water Statement**

Board reviews the crime status report with no stipulations.

**Landscaping Report**

There was no landscaping report provided.

**Lake Report**

Aquatic Consulting has done a lake report for April which was emailed to the board.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

Items were covered in Chuck's discussion with the board in the open discussion section.

**Architectural Report**

Sue announces that 2 submittals were received since the last meeting.

## **New Business**

- **There is no new business.**

## **Old Business**

- **Picnic / Garage Sale** – Thank you to Sue and Diane the picnic was a huge success! The garage sale had small participation this year.
- **Palm Tree Trimming** – After some discussion the board agrees to table the idea of the skinning till the fall. Alan motions then to approve the bid from Tree Doctors for trimming the palms only, no skinning, and for the cost to include a mapping of the palms in the community. Claire seconds. Jake votes yes, Sue votes no, motion passes. Debbie to contact Tree Doctors and schedule the work.

**Next meeting:** The next meeting will be on June 18<sup>th</sup> 2015.

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## **Adjournment**

Alan motions to adjourn, Claire seconds. The meeting adjourned at 8:05 PM

Respectfully Submitted,

Debbie Triboli

Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      May 22, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:17 PM by Jake.

**Review and Approval of Previous Meeting Minutes**

Diane made a motion to approve the May 21 2015 meeting minutes, Claire seconds, approved unanimously.

**Financial Review**

Jake reviewed the financials and read the balance sheet. Per the May 31st 2015 financials the total liabilities and capital amount is \$484,375.83. Community is still on pace with the budget. Board would like to see a line item for tree trimming approximately \$15K in the 2016 budget. Claire motions to approve the financials, Diane seconds, all approve.

**Open Discussion**

- It is noted that all trees have been planted on the east side and are being watered appropriately.
- Discussion about the watering schedule for Somerset. Schedule should be set to accommodate grass/plants, not the landscapers. Debbie to communicate this to Somerset.
- All agree that the dye in the lake looks great. Board will monitor the lake for the length it lasts and the cost.

**Crime Status / SRP Monthly Water Statement**

Board reviews the SRP Monthly Water Statement with no stipulations. It is noted that there was a burglarly on Hazelton.

**Landscape Report**

Landscape report is accepted with no stipulations. Board asks Debbie to follow up with bid from Ed at Somerset on spraying the canal for weeds.

**Lake Report**

No report was available.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

No report was available.

**Architectural Report**

It is announced that 3 submittals were received since the last meeting.

**New Business**

- **Monument Sign Bids** – The board has tabled this until the next meeting.

**Old Business**

- **There is no old Business.**

**Next meeting:** The next meeting will be on July 16<sup>th</sup> 2015.

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**Adjournment**

Claire 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      July 16, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:01 PM by Sue.

**Review and Approval of Previous Meeting Minutes**

Alan made a motion to approve the June 18 2015 meeting minutes, Claire seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the May 31st 2015 financials the total liabilities and capital amount is \$472,384.11. Revenue is where it should be, expenses are ahead of budget. We are negative for the month and year to date, which was expected due to 4 reasons, 3 where known and 1 was unexpected.

Reasons 1-3 were pump house, installation of trees on the east side and palm tree trimming. Reason 4 was due to a pump replacement. Claire motions to approve the financials, Diane seconds, all approve.

**Open Discussion**

- Sue and Chuck put the 4<sup>th</sup> of July flags out again this year. 3 were stolen.
- Update on root investigation at Elliot water feature. Ed and Chuck did some digging and from early determination the problem is not from palm roots but from the pine tree roots. Debbie will try to coordinate a visit to the backyard of lot 375 for inspection from that side.
- Ed replaced pump at south waterfall, repaired structural leak. South Bay fountain replace motor, rebuild pump, install controller. Center fountain rebuilding and cleaning of pump and replacing pump motor. Elliot waterfall repair structural leak.

**Crime Status / SRP Monthly Water Statement**

Board reviews the SRP Monthly Water Statement with no stipulations. Ed did notice that lake water level was low so he increased the water from 5" to 10". He believes there could be a block in the gate and increase the flow should remove the blockage. Once it is flushed out the flow will be cut back again.

**Landscaping Report**

Landscape report is accepted with no stipulations.

**Lake Report**

Oasis Lake Report Card is provided in the packets for the board for Apr/May and May/June. Debbie to email out full reports to the board.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

See open session comments above.

**Architectural Report**

It is announced that 1 submittal was received since the last meeting.

## New Business

- **Canal Bush Hog Pre/Post Emergent** – The board reviews the bid from Somerset/Morataya's Landscaping. Bid is tabled and board asks Debbie to check on number of applications and length of time they last. Additionally board asks Debbie to check on type of ground control for RV lot across from the YMCA.
- **2016 Draft Budget** – Board reviews the draft budget. This is tabled for more discussion next month. Need to add line item for Liaison position. Board asks Debbie to check on last assessment increase.

## Old Business

- **Monument Signs** – Board reviews 4 bids for monument signs. After some discussion Alan motions to approve the revised bid from Spotlight for \$5995 which includes the use of 3/8" material and a lifetime warranty. Diane seconds, all approve.

**Next meeting:** The next meeting will be on August 20<sup>th</sup> 2015.

## Adjournment

Alan motions to adjourn, Diane seconds. The meeting adjourned at 7:20 PM

Respectfully Submitted,  
Debbie Tribioli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      August 20, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Tribioli

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

**Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the July 16 2015 meeting minutes, Alan seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the July 31<sup>st</sup> 2015 financials the total liabilities and capital amount is \$478,761.75. Loss for the month was \$1328.11, due to projects being completed. No costs are unexpected. Claire motions to approve the financials, Sue seconds, all approve.

**Open Discussion**

- By an email vote earlier in the month the board voted 3 yes, 1 abstain and 1 non vote to perform general clean-up of the tree entrance water features. This includes emptying all the basins (upper and lower) of water and debris – organic materials that are breaking down, power wash basins and steps and fill all holes and larger sized cracks on the steps and apron to limit water leakage. The cost for this is \$1500.
- Concern about homeowner trees and bushes obstructing sidewalks and mail box areas. Debbie to check on this with the next tour. Also check for peeling stucco on walls and houses.
- Update on holes in Shutterfly wall. There seems to be a conflict between what Shutterfly was told to do and what the City has permitted. The Developer is trying to sort things out and will update us when they know more info.

**Crime Status**

There were 2 incidents on the report both burglaries. One in Oasis and one in Capistrano.

**Landscape Report**

Landscape report is accepted with no stipulations. Board asks Debbie to have Somerset trim the trees between the North water feature and the Elliot water feature. Now is a good time since the water is off. Ed G noticed a very aggressive vine growing from a lantana on McClintock. He took a picture and spoke to Ed H about it. The plan is to wait until fall then cut the lantana way back so the vine source can be discovered and eliminated.

**Lake Report**

Oasis Lake Report was provided to the board via email. Board was very happy with the lake dye and will continue this bi-yearly.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

With regards to the lake water run, Ed G spoke with the SRP rep that went out to the gate personally. He could hear that there was a clog in the line. After opening the gate up to full capacity for a few minutes it seemed to correct the problem. Ed G later went out to verify it.

With regards to the root situation at lot 375. Ed G was able to get into the backyard and do some limited digging. The only root he discovered was potentially from a ficus tree but deeper digging may discover the pine tree root. Board would like Ed to monitor the situation and the size of the crack with picture documentation to determine if the problem worsens.

**Architectural Report**

It is announced that 3 submittals was received since the last meeting.

## New Business

- **Tree Trimming Requests** – The board reviews 2 requests from homeowners to trim common area trees behind their home. The board is working on a master community plan/schedule to accommodate those properties as well as the entire community as we now have many mature trees to maintain. Homeowners have the right to trim anything along the vertical line of your property if it is an immediate issue. This does not mean the debris can be left on common area property; it must be disposed of by the homeowner.

## Old Business

- **Monument Signs** – The old signs have been removed and new ones should be installed in about 1-2 weeks.
- **2016 Draft Budget** – Board reviews the draft budget. After some discussion and revisions, Diane motions to increase the assessments to \$68 per month (\$2 increase), Alan seconds, all approve. With the line item changes and the increase, Debbie will make the changes and email to the board.
- **Liaison Position** – The board will be opening up a Community Liaison position for the community. Chuck and Ed are both interested and will be considered with all applicants.

**Next meeting:** The next meeting will be on the Annual Meeting on September 17<sup>th</sup>.

## Adjournment

Alan motions to adjourn, Sue seconds. The meeting adjourned at 7:46 PM

Respectfully Submitted,  
Debbie Triboli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      October 15, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Tribioli

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

**Review and Approval of Previous Meeting Minutes**

Alan made a motion to approve the August 20 2015 meeting minutes, Sue seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the September 30th 2015 financials the total liabilities and capital amount is \$483,038.08. Expenses are slightly up due to the replacement of the signs. Otherwise all expenses are tracking well. Sue motions to approve the financials, Claire seconds, all approve.

**Open Discussion**

- Ed Grabowski thanks Chuck for keeping the waterfalls looking good.
- Chuck notes that the electric panel in the McClintock island was warm. He tightened the lugs and will continue to monitor.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscape Report**

Landscape report is accepted with no stipulations. Board asks Debbie to have Somerset remove the two palms along the Los Feliz exit. Also to trim back the foliage at the fountains in prep for holiday lights.

**Lake Report**

Oasis Lake Report was provided to the board via email.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

Ed and Chuck have noticed a “gurgling” sound coming from the pump in the pump house. It may be the turbine but the pressure and water levels are not being affected. They will continue to monitor. Canal water dry up is right before Thanksgiving. Ed will coordinate on the canal feed for the lake. Update on the pine tree by the Elliot fountain; still has been no significant change. However when inspecting the area it was noted that there is a sumac tree that may be causing some damage plus it is blocking the view. Alan motions to have Ed cut the tree down and for Somerset to remove and haul off any debris. Claire seconds, all approve. Lastly Ed will purchase a bucket of chlorine tabs for the fountains and store it in the clubhouse. This is to help with algae in the fountains.

**Architectural Report**

It is announced that 1 submittal was received since the last meeting.

**New Business**

- **Tree Trimming Bids** – The board reviews 4 bids from Harrison and sons. 1 for skinning the palms and 3 for tree trimming (lake, parkway and exterior). After some review, Alan motions to approve the bid for \$7400 to skin the palms in the community. Jake seconds, all approve. With regards to the additional bids, the board would like to comparison bids and have Harrison and sons revise their bid for the exterior. Debbie will work on this and get back with the board.

- **Lake Fish Bid** – The board reviews the bid submitted by Fresh Catch Fish Inc for fish to stock the lake. Alan motions to approve the bid, Jake seconds all approve.
- **Holiday Lights** – Claire motions to approve the bid from Seasonal Solutions for the holiday lights, Sue seconds, all approve. Lights can be installed between November 15-26 and turned on after November 27<sup>th</sup>.

#### **Old Business**

- **2016 Draft Budget** – Board reviews the draft budget. Board makes a final change in the amount of contributions to the reserves. Jake motions to accept the budget with those last changes, Alan seconds, all approve.
- **Liaison Position** – Jake posted the position on the website blog. He will refresh the post and give a date of November 1<sup>st</sup> to have applications in by.

**Next meeting:** The next meeting will be on November 19, 2015.

#### **Adjournment**

Alan motions to adjourn, Sue seconds. The meeting adjourned at 7:59 PM

Respectfully Submitted,  
Debbie Triboli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      November 19, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Jake Ulrich, Sue Fogel and Diane Peterutti. Absent was 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 October 15 2015 meeting minutes, Diane seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the October 31<sup>st</sup> 2015 financials the total liabilities and capital amount is \$480,588.02 Expenditures have been normal. Currently 1.5% behind budget on reserves and 10% over budget on expenses. Almost all expenses were expected throughout the year. Board anticipates ending the year breaking even. Sue motions to approve the financials, Diane seconds, all approve.

**Open Discussion**

- Bruce Frye wants to check with the board on enforcement of his settlement with his neighbor. The board explains that they do not enforce others court settlements. Additionally Bruce may want to check with his attorney on whether or not a copy of the suit should be shared with anyone.
- Chuck reports that the South Fountain has been replaced.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Landscape report is accepted with no stipulations. Board asks Debbie to remind Somerset remove the two palms along the Los Feliz exit within the next 5 days. Board would also like Somerset to check on over spraying from irrigation near Elliot entrance waterfall hitting the walls.

**Lake Report**

Oasis Lake Report was provided to the board via email.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

Ed and Chuck report that the lake lights in Jake's bay have been replaced. They incandescent bulbs are getting more difficult to find so they will look into changing those lights as well as fountain lights to LEDs. The chlorine tablets in the fountains are making a big difference. Chuck built a cage for the tablets. They are continuing to monitor the "gurgling" noise from the main pump. At this time no further action is required. Ed Grabowski would like to get together with Ed Hargis about flushing out the lines on a quarterly basis. Debbie to let Ed Hargis know to contact Ed Grabowski.

**Architectural Report**

It is announced that 9 submittal was received since the last meeting.

**New Business**

- **Tree Trimming Bids** – The board reviews 3 bids from Harris and Sons, Tree Pros and Tree Doctors. The board eliminates the bid from Tree Pros. Board would like Debbie to verify that Tree Doctors would not drive heavy equipment onto the grassy areas, and ask Harris and Sons to provide a tree inventory no later than December 10<sup>th</sup>.

- **Aeration Maintenance/Rehabilitation Bid** – The board reviews the bid submitted by Aquatic Consulting for replacement of the 9” diffuser disc pairs at each of the 9 stations with new PTFE coated discs (16 total) and all associated labor. Alan moves to accept, Diane seconds, all approve.
- **Palm Skinning Invoice** – Invoice is signed and approved for payment.
- **Homeowner Request** – The City of Tempe is planning to install a light at Shutterfly Way and Elliot. Homeowner is requesting the Board’s assistance in preventing or delaying it. Board agrees to 1. Jake to contact Matt (developer). 2. Jake to email Shelly at the City of Tempe. 3. Jake to set up a homeowner petition on the website. 4. Jake will follow up with homeowner making the request.

#### **Old Business**

- **Liaison Position** – Jake posted the position on the website blog but there was no further interest beyond Ed and Chuck. Jake shares a contract drafted by an employment attorney which protects the community. Jake motions to accept Chuck and Ed to the position, Alan seconds, Sue abstains, Claire is absent, Diane approves, motion passes.

**Next meeting:** The next meeting will be on December 17<sup>th</sup>, 2015.

#### **Adjournment**

Alan motions to adjourn, Jake seconds. The meeting adjourned at 8:01 PM

Respectfully Submitted,  
 Debbie Triboli  
 Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      December 17, 2015    6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Tribioli

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

**Review and Approval of Previous Meeting Minutes**

Alan made a motion to approve the November 19 2015 meeting minutes, Diane seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the November 30<sup>th</sup> 2015 financials the total liabilities and capital amount is \$471,569.38 Los is \$8520.48 for the period. Some big ticket expense items are catching up to the financials now. Income is ahead of budget, expenses are 13% over budget but expenses were planned and expected. Discussion about coupon book costs. Jake to blog about homeowners signing up for ACH auto debit for assessment payments. Sue motions to approve the financials, Diane seconds, all approve.

**Open Discussion**

- Update on the gurgling previously reported from the main pump in the pump house. It became a more serious problem and the cause was mesquite roots clogging the intake, as well as fish. The pressure dropped severely, and caused the pump to shut down. A diver was needed to get into the water and ultimate clear it. Pump is now working fine with the pressure where it should be. The liaisons will continue to monitor and report to the board. When it gets warmer, they will check for gaps in the screens.
- From a decision made last year at this time, the board still approves Chuck buying some LED holiday lights for the garland in January not to exceed \$200. Chuck will also get prices on replacing the wreaths.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Landscape report is accepted with no stipulations. Sue shares pictures with the board of a palm that was a volunteer and not near any other palms. Sue motions to remove the palm, Diane seconds. Jake, Alan and Claire vote no, motions fails.

Alan will begin to plan the next rake and rock project around the lake and bring bids to the next meeting for discussion. He will also work on the canal area in February. Board would also like to see a measurement for rock along Kenwood.

**Lake Report**

Oasis Lake Report was provided to the board via email.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

See open business notes.

**Architectural Report**

It is announced that 4 submittals was received since the last meeting.

## **New Business**

- **There is no new business.**

## **Old Business**

- **Tree Trimming** – Per the last meeting the board had requested that Harris and Sons match the tree by tree bid provided by Tree Doctors. After some discussion, they were unable to meet that request. Based on that, Jake motions to accept the bid from Tree Doctors, scheduling the Priority One trees as soon as possible and the Priority Two trees for February, Alan seconds. Diane and Claire vote yes, Sue votes no, motion passes. Debbie to contact Tree Doctors and find out the timeline.

**Next meeting:** The next meeting will be on January 21<sup>st</sup> 2016.

## **Adjournment**

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

Respectfully Submitted,  
Debbie Tribioli  
Community Manager