

# OASIS AT ANOZIRA COMMUNITY ASSOCIATION

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## *Annual Meeting of Members September 18, 2014*

**Call to Order:** President, Jake Ulrich called the meeting to order at 6:30 pm.

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

**Management Representative:** Debbie Tribioli from Kinney Management Services.

**Quorum:** Quorum was established with 94 homeowners represented in person or by absentee ballot.

**Motion # 1: Motion to approve the 2013 minutes by Sue, 2<sup>nd</sup> by Dan. Passed Unanimously.**

The Board introduced themselves.

### **President's Report:**

- a. History
  - Community is 20 years old as of this year. With age comes the need to be proactive in upkeep of the community and planning forward instead of reacting to situations, which can be costly. We have many mature trees; block wall that needs to be monitored, and all other areas that have been exposed to the elements for all of the years.
- b. Highlights From 2014
  - Community Picnic
    1. We had our largest turnout for the community picnic this year with approximately 140 residents. There was great food, great company, and a bounce house for the kids!
  - Community Garage Sale
    1. We will continue to advertise 1 or 2 community garage sales to the Internet community in order to bring traffic into the neighborhood for those that would like to participate.
  - Seasonal Lighting/Flags
    1. The Board has had lights hung for the Holiday season and continues to put out our patriotic flags on Independence Day, Memorial Day, Flag Day, and other patriotic Holidays. Special thanks to Sue and Chuck for doing this.
  - Benches
    1. The community has recently replaced the 13 benches around the lake property, as the previous benches were getting warped and broken due to age. We now have a nice uniform look with new high quality benches.
  - Trash Cans
    1. All of the community Trashcan lids have been smoothed out and repainted. Thanks Diane for getting that taken care of.
  - Canal Weed Cutting
    1. Thanks to Alan and the Boys Scouts we now have a nicely mowed and debris free North wall of the community facing the canal. If you are a homeowner along that wall please do not use it as a place to through debris over the wall.
  - Pump House
    1. Permitting with city has been a back and forth process but we are in the final stages with the architect, structural engineer, and electrical engineer to get the appropriate permits to commence construction on the addition to the Pump House which will allow a bit of increased storage for the small boat for the lake and other miscellaneous items. CraftKing will be building the expansion.
  - Entrance Waterfalls
    1. The pumps for these waterfalls have received new cages in order to protect the pump from pumping in rocks, fruit, and other debris that can cause the pumps to seize or jam up the impellers. These pumps cost approximately \$4,000 and have a 1-year warranty so protecting our investment is crucial.

2. The waterfalls have also had the addition of a 45-degree elbow where the water comes out in order to keep the water flowing forward and not eroding the bottom of the neighborhood sign. Thanks to Chuck and Ed for their continuous efforts on these waterfalls.
- Website ([www.oasisatanozira.org](http://www.oasisatanozira.org)) - This website was built to allow increased communication to the residents of the Oasis, provide easy access to CC&R's, Bylaws, Meeting Minutes, History, and "How Do I's" for the community.
    1. Monthly Blog
      - a. Registered e-mail subscribers receive a monthly update from the HOA Board on various items affecting the community. We currently have about 110 households subscribed.
    2. Questions/Complaints/Compliments Submittals
      - a. There is an easy to use submittal form on the website for reporting various activities in the neighborhood. This is also available on your mobile device if you happen to be walking around the community and spot something that needs attention you can upload a picture from your phone along with the submittal.
    3. Architectural Submittals
      - a. A new online version of submitting architectural changes is also available. You can input your information, upload any pictures or PDFs of your plans and submit directly to the HOA Board, Management Company, and Architectural Committee all with the click of a button.
    4. Vendor Registration
      - a. This is a new required section to inventory the various vendors that the community uses. Upon the vendor submitting their information we reference to make sure they are licensed, bonded, and insured before commencing any work.
    5. Maintenance Record Database
      - a. A goal that was discussed with this HOA Board at the beginning of this year was to have a better understanding of the moving parts of the community. We want things to be running efficiently with information accessible to continue to make proactive decisions. This will in turn allow the community to use less time, energy, and money to keep the community thriving for years to come. This has been a lot of work behind the scenes to make this happen as it involves creating, managing, and implementing a strategy to accomplish this goal. Through technology we have been able to put something in place on the website for the HOA Board to monitor this process.
      - b. Maintenance Record- This process, when submitted correctly, allows us to properly database community information for future filter viewing. (See website)
    6. Tree Inventory
      - a. With the community surpassing its 20<sup>th</sup> year we have many mature trees as stated earlier. With mature trees comes increased maintenance in the areas of trimming, root pruning, and/or removal. The HOA Board has been developing another database to plot the various trees throughout the neighborhood (we have over 400) and be able to track individual maintenance done on each tree. As you can tell this is a large job but with a foundation of labor to get this strategy implemented we will be able to be more abreast of tree issues and track their history.
- c. Focus Areas for 2015/End of 2014
    - Block Walls
      1. With the community hitting 20 years assessing the community owned block walls is a large ticket item. Proper and proactive maintenance of these walls can prevent costly repairs. The two main causes of damage to these walls are from Tree Roots and Water damage. The CC&R's state where a Homeowner shares a wall with the community; if there is fault on either side of the wall then that entity is responsible for the repair. If both sides have damage to the wall, regardless of the percentage of damage (10/90, 30/70, 60/40) the repair will be shared at a 50/50 rate. There have been many notices sent out to Homeowners with a shared community wall warning of potential water damage from sprinkler overspray, grass, or water runoff to wall.
      2. In keeping with the proactive nature we have set aside a block wall maintenance budget for starting miscellaneous repairs and preventing further damage. We are looking into a contractor that would take on the community as a big picture and could be a preferred

vendor for homeowners if they have individual needs as well. This should greatly reduce our pricing by handling these items in larger areas at once versus bidding out single areas as issues arise.

3. Discovery Park will be knocking down and rebuilding the wall on the Northeast corner (Section B) of the neighborhood and are also adding a few blocks higher at their expense. (\$20,000)
- Rake & Rock Project
    1. Finalize areas of rake and rock with the Sea Cadets. This rock should last the community another 15-20 years. Thanks to Alan and his teams for making this happen!
  - Lake Walls
    1. We will be evaluating the need for any lining/lake wall repair that may need to be done. This is another area of exposure that if not dealt with in a proactive manner can have larger budget impacts.
  - Pump House
    1. Finish construction on Pump House addition
  - Entrance Signs
    1. There is some light rusting on the bottom ends of the entrance signs that we are evaluating the need to touch up/replace
  - Inventory/Database
    1. Continue to build the database of information regarding maintenance, trees, block walls, and all other parts owned by the community
  - Schedule
    1. Develop master “schedule” for board to follow and stay proactive in all areas of community maintenance.
  - Trees
    1. We will be looking at which trees to remove and where to possibly add a few that will not have long term negative impacts on the community.

### **Treasurer’s Report**

- a. Reallocation of reserves funds
  - We have shifted around reserve funds to earn a higher yield at Allianz Bank of Arizona in this low interest rate environment
  - We will be shifting some extra emergency reserves to an Indexed Annuity that allows for liquidity if the community needs the funds for anything to also yield a higher return in the current interest rate environment
- b. Financial Report
  - The community continues to grow its reserve funds, which is needed to keep our dues steady. This is due to careful money management by the board. Delinquencies are down to a low level of **\$4,777** in which 90% of that number is with (2) owners. Our delinquency rate is under 2% and for a neighborhood this size that is excellent. The finances are in a healthy condition of **\$470,854.01** at the end of August 2014. There are a few planned projects in place that will reduce that number by \$30,000-\$40,000.

### **Nominations**

There are no nominations from the floor.

### **Vote Results**

- With 2 open board positions and 2 ballot nominees the new board members were elected by acclimation. The new directors are as follows: Sue Fogel and Diane Petteruti. These are for 2 year terms.
- Dan has been on the Oasis Board for many years and has served his community well. We wish to give him a big thank you for his hard work and dedication to this community and he will be missed on the board. Thank you Dan!
- With Dan’s resignation we do have an open position on the board if anyone is interested. Since it is finishing Dan’s term for the next year the Board would vote in this interested party. Claire Pavlus volunteers and the Board accepts her as an appointed member to complete Dan’s term.

### **Tempe Police**

Tempe Police Officer is present to discuss with homeowners public safety, parking and community awareness. All homeowners should be proactive in protecting their valuables. Be sure to keep valuable items out of sight if left in cars or better yet, take them inside the house. Make sure all doors and windows are locked and your garage door is down. With regards to parking on the street, they will issue warnings for homeowners that call in complaints provided they are not needed elsewhere on escalated calls. The Officer sees no crime trends in the neighborhood or any much of any criminal activity in the community. He stresses that homeowners should never hesitate to call the police if they see suspicious activities.

### **Adjournment**

With no further business, Dan motions to adjourn the meeting, Diane seconds. The meeting was adjourned at 7:53 PM.