

# OASIS AT ANOZIRA COMMUNITY ASSOCIATION

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## *Annual Meeting of Members* *September 17, 2015*

**Call to Order:** President, Jake Ulrich called the meeting to order at 6:33 pm.

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

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

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

**Motion # 1: Motion to approve the 2014 minutes by Sue, 2<sup>nd</sup> by Alan. Passed Unanimously.**

The Board introduced themselves.

### President's Report:

1. Welcome
  - a. 2015 has been another productive year for the HOA Board. We have accomplished many new projects and continue to better the process and routine of the community to ensure long term success in a beautiful vibrant community and maintain strong real estate values.
2. Education
  - a. Budget - (3) Components to Community
    - i. Operating
      1. Used for ongoing cash flows and maintenance of community property. Includes landscaping grounds crew, management company operations, and other reoccurring needs of the community.
    - ii. Reserves
      1. Long-term monies built up and designated for repair or replacement of community property from age/wear and tear. Examples of this include block walls, lake drudging, and bench replacement.
    - iii. Capital Improvement
      1. Monies designated for improvements to the community grounds. When the board deems appropriate to build or add something new to the property it would come from this account.
  - b. Landscaping Crew
    - i. Responsible for routine landscaping of common area, keeping the lake pathways clear, irrigation control/repair, pruning of bushes and under 7 foot tree trimming.
    - ii. NOT responsible for pruning large mature trees
  - c. Kinney Management
    - i. All billing and account management (Accounting/Taxes/SOS)
    - ii. Working with vendors & bidding process
    - iii. Organizing Board meetings
    - iv. Record Keeping/Meeting minutes
    - v. Violation Reporting
    - vi. Homeowner contact
  - d. Lake Maintenance Crew
    - i. Weekly lake/fountain cleaning
    - ii. Weekly lake monitoring and recording of data
    - iii. Recommendations for ideal ecosystem
3. 2015 Survey Results
  - a. 10% Response of overall community
  - b. 25% Response of web mailing community
  - c. 43% Respondents are original owners and 72% over 10 Years
  - d. General consensus of this subset is happy with community and Management Company.
  - e. Vast Majority say "No" to revising Bylaws or adding fines

- f. Most common suggestion for improvement is sending/enforcing more violations in the community
  - g. General consensus is we have adequate trees
4. HOA Projects of 2015
- a. Pump House Completion
  - b. New Entrance Signs
  - c. 40+ New Trees Along East Wall
  - d. Completely New 8ft Block Wall on last 3<sup>rd</sup> of East Wall
  - e. (6) Large Pine Tree Removal causing block wall damage
  - f. Numerous Pump replacements
  - g. Lake Reserve Study
  - h. Continued to develop long term routine strategy
  - i. Architectural Submittals
    - i. 2014 – 12 Approved, 1 Denied
    - ii. 2015 – 23 Approved, 2 Denied
5. Moving Forward 2016
- a. Contract and develop Tree Trimming Company for routine tree trimming now that we have many large and mature trees
  - b. Finish rake and rock project to update stone in the final areas of the community
  - c. Continue to refine routines and have a “well oiled” process in place for all of the ongoing items
  - d. Add “Community Liaison” position to the budget to be the eyes/ears on the grounds of the community for routine fixes and maintenance issues in the common areas as well as meeting with vendors and reporting additional violations or areas of interest.
  - e. Increase dues \$2 to accommodate increased long term reserves need as well as increased operating costs to maintain the community. We will also probably be increasing by \$1 annually going forward to keep pace with all of these items.

More to come but thank you to all that take a proactive interest in serving the community and to my fellow Board members and Debbie T. for all of the hard work and effort they put into preserving this wonderful community!

I wish we had more proactive folks in the community that took a better sense of pride of ownership as violation enforcement has always been the same but homeowners these days don't take it seriously like they used to and the Boards hands are a bit tied in a viable solution for this area.

#### **Treasurer's Report**

The financial position of the association is strong. As of August 31 2015 the operating account is at \$64,411.48. Reserve accounts are Alliance Reserve at \$232,218.62, Mutual of Omaha Reserve at \$102,058.56, Mutual of Omaha Capital Reserve at \$35,181.04 and Sagicor Reserve Annuity at \$50,000. Making the Operating and Reserves total at \$481,869.70 as of the end of August. There was an August profit of \$1779.

Compared to last year at this time we had \$470,859. We are up 2.3% from this time last year. We have been higher in years past but there were a large number of projects done in 2015.

Year to date assessments income is in good shape. Delinquencies are \$6234 which are slightly higher than last year but in line with 2013. Keep in mind that of the \$6234, two homeowners owe 93% of that amount.

#### **Nominations**

There are no nominations from the floor.

#### **Vote Results**

- With 3 open board positions and 3 ballot nominees the new board members were elected by acclimation. The new directors are as follows: Alan Heikkala, Claire Pavlus and Jake Ulrich. These are for 2 year terms.

#### **Open Forum**

Open forum discussion included having a paper shredding truck come to the community, the community picnic in April, flag display on holidays, tree trimming, violations and renters.

#### **Adjournment**

With no further business, Claire motions to adjourn the meeting, Diane seconds. The meeting was adjourned at 7:51 PM.