

# Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices February 15 2018 6:00 PM

## OPEN SESSION MINUTES

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

**Kinney Management Services Representative:** Debbie Tribioli. 7 homeowners are present.

**Call to Order:** Meeting was called to order at 6:00 pm by Claire.

### **Guest Speaker – Ken Miceli – Advanced Painting and Contracting**

Ken has visited the community several times and spent several hours looking at all sections of common wall. He presents the Board with a summary of his conclusions and a map of the walls with a priority 1, 2 & 3. This is still in the preliminary stages and the Board is waiting on additional bids. Gilbert Rodriquez of lot 296 is present to express his concerns to the Board about effects to owner's yards and their responsibility.

### **Guest Speaker – Rick Amalfi – Aquatic Consulting and Testing**

Rick is here to speak about a recent positive test for golden algae in the lake as well as a fish stocking proposal. The proposal will be emailed to Debbie, who will email it to the Board. Rick speaks about the positive test and the possible causes and effects. Also about the purpose of different fish in the lake. Last fish stock was in October of 2015.

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

Alan made a motion to approve the January 18 2018 meeting minutes with changes. Sue seconds, approved unanimously.

### **Financial Review**

January collections are ahead of budget with \$29,544. It is also noted that the contribution to the reserves is now at \$3500 per month, of which \$500 goes to the capital reserve. Alan asks Debbie to have the \$1750 for wall repair reclassified from contract services to wall/monument repairs. Profit for the month of January 2018 was \$7796.00. There is discussion about how to post the annuities on the balance sheet and when to declare the annuity income. Sue motions to approve the January 2018 financials, Diane seconds, all approve.

### **Landscaping Report**

There is no report at the time of the meeting. Board asks Debbie again to make sure that Somerset knows to remove all palm volunteers as soon as they are spotted, also to ask them to attend the March meeting.

### **Lake Report**

The lake report is sent to the Board via email.

### **Liaison Report**

- Ed reports that the area that Somerset was tasked to root prune, add dirt and sod was not done adequately. Debbie to let them know that more work needs to be done.
- StormWater Pros has completed the drywell cleaning and did a good job. New levelers are need for the drywells and Ed will build those.
- The pump bushing was replaced and should hold up for about 5 years.
- The aerators have been rebuilt and installed.
- Rick with Aquatic Consulting brought Chuck some granulated peroxide to clean off the algae at the sprayers.
- The Bob's bay fountain is out and they are working on it.

### **Architectural Report**

Since the last meeting there has been 1 request submitted.

Lot 159 submitted for a security door, color to match the house body. This has been approved by the Board.

Committee proposes to remove paint schemes 3, 4, 6, 9, 10, 17, 21, 24 & 25. Board approves.

Committee will draft a letter/package for the Board to review regarding house maintenance i.e. checking on fascia, rust stains, stem walls, re-painting exterior, driveway conditions, etc.

### **New Business**

- **Draft Investment Policy** – Alan had sent the draft to the Board to review. Debbie shares the response from the Bank on their policy for cashing multi signature checks. Debbie to check with Kinney on their policy.
- **Approval of Somerset Invoice to prune root and install dirt** – Board is not satisfied with the work done and ask Debbie to contact them.
- **Approval of Somerset Invoice for power washing** – Invoice is approved for payment.
- **Approval for Stormwater Pros Invoice** – Invoice is approved for payment.

### **Old Business**

- **Wall Bids** – Update given by Guest Speaker Ken Miceli
- **Picnic Update** – Date has been changed to April 22<sup>nd</sup>.
- **City of Tempe Grant** – There is quite a bit involved with the grant approval process as they have some new policies. Board will consider forming a separate grant committee and applying next year.

### **Open Discussion Topics Included**

- Don Zyriek discusses with the Board the investment policy – it is still in the draft stage, the portal – that should be available very soon, the recent tree trimming – Board did receive Lisa's email and will have Somerset available for the next Board meeting, landscape screening – Board has made no decision on this, next walk thru – Board has not date yet set.

**Next meeting:** The next meeting will be on March 15 2018.

As noted in writing on the agenda, the closed/executive session will begin after a brief recess. The Board of Directors will meet in closed/executive session pursuant to A.R.S. Section 33-1804 (a) (1, 3, and 5).

### **Adjournment**

Sue motions to adjourn, Alan seconds. The meeting adjourned at 8:37 PM

Respectfully Submitted, Debbie Tribioli Community Manager