

Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices January 17, 2019 6:00 PM

OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli.

Call to Order: Meeting was called to order at 6:04 pm by Claire.

Review and Approval of Previous Meeting Minutes

Alan made a motion to approve the December 20 2018 meeting minutes with changes. Sue seconds, approved unanimously.

Board would like to acknowledge the unknown homeowner that placed the luminaries around the lake on Christmas eve!

Financial Review

December was a strong month for collections; however there are several items that will to be reclassified. There was \$28,114.84 collected in assessments, with \$2295.00 in delinquent collections for a total of \$ 30,410. This made of a total revenue income of \$330,679.93 for 2018. Total maintenance and repair was very close to budget at \$169,836.67. Total parts and supplies was off budget but will be closer in 2019. Total utilities were off budget but there is one item that needs to be reclassified bringing it much closer to budget. Total administrative was off budget due to legal/accounting and collections. This gave the community a net gain for the month of December of \$2,210.92 and a net gain for the year of \$50,491.99. For the end of year there is \$74,321.39 in Mutual of Omaha Operating, \$210,212.49 in the Alliance Reserve account, \$133,810.43 in the Mutual of Omaha Reserve account, \$35,413.80 in the Mutual of Omaha Cap Reserve account, \$56,850.96 in the Sagicor Reserve Annuity and \$104,778.95 in the Great American Annuity account for a total of \$615,388.02. Sue motions to approve the financials, Diane seconds, all approve.

Landscaping Report / Landscape Committee

Monthly work completed:

- 1: Granite install completed
- 2: Dead Branch at entry removed
- 3: Installation of drip in the pots
- 4: Completed stump grinding
- 5: Cutting of weeds on the north side

Lake Report

The lake reports for December will be emailed to the Board. In the meantime Aquatic Consulting notes that despite the relatively cold winter, the lake is getting green again. Aquatic Consulting stated "there also is some Microcystis algae starting to accumulate on the water surface in downwind coves. All the precipitation and runoff have likely added nutrients to the water. There are two options; dye and algaecide. Normally, I would recommend an early and heavy dye application during the winter. Eight gallons of dye (full application) costs about \$400.00. However, because golden algae is always a possibility and sunlight help destroy the toxin should it occur; I am a bit hesitant to use dye right now. Algaecide, (10 gal) applied to ½ the lake surface area and the upper 3 ft. of water (recommended) would cost about \$500.00 with labor. Two applications a few weeks apart might be required. An additional benefit of the algaecide would be to knock down any golden algae that would be present.

So, with Board approval, may we spend about \$500 to \$1,000.00 extra over the next 4 weeks? If we made the first algaecide application at the end of the month, we could split the cost over January and February". Alan motions to approve the recommendation of 2 treatments, Sue seconds, all approve.

Liaison Report

- SRP box covers have been replaced! Thanks to Chuck for following up!
- Ed is recommending the removal of one tree which is causing wall damage.
- Chuck met with Kurt of Waterfall Creations to do some remaining work on the fountains.
- Chuck is continuing to follow up with Rich Perry of Outdoor Lighting Perspectives
- Chuck has been working with Darin to complete any outstanding projects
- Ed to give Board some exterior lighting contractor recommendations

Architectural Report

There have been no submittals this month.

New Business

- **There is no new business.**

Old Business

- Somerset invoice #10041 is approved.
- Somerset invoice #9980 is approved.
- Somerset invoice #6764 is approved.
- Somerset invoice #9939 is approved.
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Open Discussion Topics Included

- There is no open discussion.

Next meeting: The next meeting will be on February 21 2019

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

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

Respectfully Submitted, Debbie Tribioli Community Manager