

Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices February 21, 2019 6:00 PM

OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli.

Call to Order: Meeting was called to order at 6:03 pm by Jake.

Review and Approval of Previous Meeting Minutes

Sue made a motion to approve the January 17 2019 meeting minutes with changes. Claire seconds, approved unanimously.

Financial Review

January was a strong month for collections. There was \$33,399.00 collected in assessments, with \$70.00 in delinquent collections for a total of \$33,469. Total maintenance and repair was \$17,032.79, which included \$2025 for tree maintenance, \$1655.79 for irrigation repair and \$1029 for contract services all of which was Board approved. Board asks Debbie to have \$950 of the \$1029 in contract services to be reclassified to landscape supplies. Total parts and supplies was \$3770.12. Total utilities were \$2426.35. Total administrative was \$3029.20. This gave the community a net operating gain for the month of January of \$3993.54 and a net gain of \$7420.92. For the month end there is \$78,319.14 in Mutual of Omaha Operating, \$210,355.32 in the Alliance Reserve account, \$136,578.72 in the Mutual of Omaha Reserve account, \$35,925.85 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 \$622,808.94. Alan motions to move \$30K from the Mutual Omaha Reserve account to the Alliance Reserve. Jake seconds, all approve. Sue motions to approve the financials, Claire seconds, all approve.

Landscaping Report / Landscape Committee

Monthly work completed (reported as of 2/2/18)

- 1: Completed the Root pruning that was missed on the one tree (Completed on 1-31-19)
- 2: Stump grind on the North side of the lake was completed and added two stumps the cost was \$370.00. (Completed 1-31-19)
- 3: Cut weeds down more along the North side under the power lines (NOT COMPLETED)
- 4: Tree service for February (NOT COMPLETED)
- 5: Tree removal @ Kenwood Ln & Todd Dr. \$485.00 (Need approved)
- 6: Brick work proposal Revised \$2,717.08 (Need approved)
- 7: Need update from Landscape committee on the replacement, Will need to start on this ASAP to get plants installed in spring?
- 8: Board discusses the aggressive trimming done by the landscapers on the trees, Debbie to speak with them about that. In addition Ed and Chuck spoke with them during the trimming and for those trees the landscaper will deep root fertilize those trees.
- 9: Debbie to speak with Somerset about a possible missing pet waste station that had been at the end of the Chilton cul de sac. If it was not removed by the landscapers, Claire motions to replace it, Sue seconds. Chuck is instructed to purchase and install one.

Lake Report

The lake report for January has been emailed to the Board.

Liaison Report

- Ed is working on the shoreline repairs. There is about 1500 linear feet that need attention. He has marked the areas on the map and has met with one vendor so far who bid about \$6 per linear foot. He will be meeting another vendor for a 2nd bid.
- Monthly lens cleanings are continuing.

Architectural Report

Lot 173 was approved for exterior painting.

New Business

- Board schedules a walk thru of the property for March 17th.
- Somerset invoice #9748 is approved.
- Somerset invoice \$10318 is approved.
- Somerset proposal #9978 is tabled for additional bids.
- Somerset proposal #10197 is countered by the Board; Debbie to let Somerset know.
- Board reviews three quotes for the aeration system. One is for replacing the current compressors with new ones. The second is for rebuild kits and labor for rehabilitating the current compressors. The third is for a complete overhaul of the aeration system with a new quick connect/replacement system produced by Kasco. Board discusses the options and chooses quote #19-013 for \$934.55. Jake motions to approve the quote, Alan seconds, all approve. Debbie to let Aquatic Consulting know.

Old Business

- There is no old business

Open Discussion Topics Included

- Community picnic will be on April 28th.

Next meeting: The next meeting will be on March 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

Sue motions to adjourn, Claire seconds. The meeting adjourned at 7:17 PM

Respectfully Submitted, Debbie Tribioli Community Manager