

# Oasis Homeowner's Association

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

## OPEN SESSION MINUTES

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

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

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

### Review and Approval of Previous Meeting Minutes

Sue made a motion to approve the February 21 2019 meeting minutes with changes. Alan seconds, approved unanimously.

### Financial Review

Alan thanks Tatianna (accountant) for making the breakdowns in the financials with invoice numbers and for reclassifying some of the expenses in January. All expense categories are under or at budget, the Admin category is currently under budget while we await the insurance premium invoice. February net operating gain was \$3509.92 with a gain for the month of February of \$7439.96. Year to date gain is \$14,860.88. Total assets are \$630,248.90. Sue motions to approve the financials, Diane seconds, all approve.

### Landscaping Report / Landscape Committee

Frank from Somerset is present at the meeting.

- 1: Somerset is aware of the heavy trimming that was done in the community and apologizes to the Board for the miscommunication. Somerset will be doing deep root fertilization injections next week.
- 2: Crew is focusing on weed control as the rains have been heavy and they are growing.
- 3: Crew has increased water to the shrubs since the weather is getting warmer
- 4: Board asks if Somerset can check on the palms that need to be skinned.
- 5: Board walked around the lake this past weekend. Several areas were noted where the soil next to the sidewalk seems to have dropped leaving a dip. Ed to mark those areas where dirt and sand should be added.
- 6: Discussion about adding concrete to the scupper areas to protect the nearby coping.
- 7: Board makes Somerset aware of a root lifting a side walk along the lake between the Todd and Stephens cul de sacs.

### Lake Report

The lake report has been emailed to the Board.

### Liaison Report

- The water is off/down at the south end, Ed is checking on that
- Doggie station that went missing will be replaced soon.
- New order of doggie bags was made
- The second light fixture for the fountain at Jacque's Bay has been purchased. Chuck did some research and found that he was able to get just the housing alone for half the price.

### Architectural Report

Lot 163 was approved for exterior painting of trim only

Lot 195 was approved for various landscaping changes including pavers and gate

### New Business

- Board reviews request for additional trees in the area of Todd and Kenwood. Board will consider this further when they are ready to plant trees. Any consideration of trees in this area will be planted on the east side of the wall.
- Community picnic will be postponed until October.

### Old Business

- There is no old business

**Open Discussion Topics Included**

- There is no open discussion.

**Next meeting:** The next meeting will be on April 18 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**

Alan motions to adjourn, Diane seconds. The meeting adjourned at 7:24 PM

Respectfully Submitted, Debbie Tribioli Community Manager