

Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices June 20, 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 May 16 2019 meeting minutes with changes. Alan seconds, approved unanimously.

Rick – Aquatic Consulting

Water quality in April was rough. May 1st the dye was added, it was tested later and the numbers went down. Oxygen levels were high, but May levels were normal. New compressors are in but there was little to no bubbles from the diffusers. These were then checked and cleaned which helped slightly. The diffuser membranes need to be changed out. In the meantime, Rick spoke with an installer of nano bubblers which is a new system on the market and would be using pure oxygen. Currently the diffusers are at 30%. The new installer made a proposal to the community to install the system at no cost to the HOA. The HOA could evaluate them for 6 months and determine if they like the results. Board agreed and the install will begin on 6/21/19. Replacing the current diffusers would be a cost of approximately \$1K. The last test for golden algae was one week ago and it was at zero.

Financial Review

May financials show assessment income of \$22,785.10 and there were collections of \$4,008.90 in May. Board asks Debbie to have the \$4401 from line item 8137 reclassified to line item 8229 and for golden algae treatment of \$1148 reclassified from 8080 to 8015. Utilities and maintenance are tracking normally, as is Administrative costs. The community had a net gain of \$3771.33. Total assets for the end of May 2019 are \$643,444.67. Total gain for the year to date is \$28,056.65. Sue motions to approve the financials, Claire seconds, all approve. It is noted that the balances in the Mutual of Omaha and Alliance accounts are getting larger. Jake motions to open an account (either savings or money market) at Mid First with an amount between \$50K and \$100K (depending on which amount gets the better interest) and drawing the funds from the Mutual of Omaha account first. Claire seconds, all approve. Alan will handle the transfer.

Landscape Report

- It is noted that Frank met with Chuck, Sue and Ed last week to review some of these items on site.
- Plant Volunteers - COMPLETE. **The Crew has gone thru the community to remove volunteers and will stay on top of it during their trim rotations.**
- Half dead sumac and acacia tree in community - **COMPLETED**
- Root lifting sidewalk and paint the area with caution orange paint. - **COMPLETED**
- Site issues on Los Feliz when turning East. - **COMPLETE**
- Fertilize around oaks with granules - **COMPLETE**
- Status of tree GPS map - **Assigned to Pat**
- Verify that crew consists of 4 men as of May 1 - **Assigned to Pat**
- Date for palm tree trimming and husk removal - **Starting July 3rd.**
- Trim the eucalyptus on Kenwood - **COMPLETED**
- Bid to the Board for the lakeside erosion – **COMPLETED** Board asks Debbie to get more information on the proposal i.e. material, underfill, rebar, drawing, plans, etc.

Lake Report

The lake report has been emailed to the Board.

Liaison Report

- Chuck asked Somerset to fill in low spots with extra dirt.
- All fountains are retro fitted and done.
- Boot that holds N McClintock waterfall pump needs to be replaced/serviced.
- SRP is doing some replacements of utility boxes and some painting.

Architectural Report

Lot 35 – approved for pavers to side gate and screens under solar panels to prevent pigeons

Lot 86 – approved for coach lights by garage

Lot 210 – request for 2 walkways leading from sidewalk in pavers and ficus tree – status pending

Lot 109 – backyard shade sail denied. Not in keeping with the guidelines.

New Business

- Review and approval of TJs Contracting invoice for wall bracing along McClintock.

Old Business

- Arborist has reviewed the situation regarding trees behind lot 211 and determined them not to be a factor in wall separation. Debbie to respond to owner.

Open Discussion Topics Included

- Community picnic date changed to October 20th. Claire has a lead on a Mexican Food restaurant that will come out to the community and grill the food. Cost would be approximately \$7 per person. Cost of band will be \$450. This picnic will be in celebration of the communities 25th year!
- Discussion about date of annual meeting to be set at the next meeting.

Next meeting: The next meeting will be on July 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, Sue seconds. The meeting adjourned at 7:24 PM