

# OASIS AT ANOZIRA COMMUNITY ASSOCIATION

P O Box 25466  
Tempe AZ 85285-5466  
(480) 820-3451

---

## *Annual Meeting of Members*

*September 20, 2018*

**Call to Order:** President, Jake Ulrich called the meeting to order at 6:31 pm.

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

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

**Quorum:** Quorum was established represented in person or by absentee ballot. There were 36 homeowners present.

**Motion # 1: Motion to approve the 2017 minutes by Alan, 2<sup>nd</sup> by Diane. Passed Unanimously.**

### **President's Report:**

The Board President thanks all that came to the meeting. Board President asks those present if they did not receive a ballot or meeting information or if they knew of anyone that had not received it. Only one person raised their hand. Debbie will verify his address with him at the end of the meeting. It has been a great year.

- A thank you to the Architectural Committee. They are doing great work, using a good system and process. They began by working on the guidelines which made the process run smoothly.
- Board President recognizes Lisa Zyriek and her interest in the community landscaping and meeting attendance. The Board would encourage her to consider starting a landscape committee.
- A Wall Committee was formed and is working on a process and rules for the repairs, they have received some attorney advice and are working on getting a handle on cost responsibility and potential land survey. Total project may take 2-5 years. The Board and the Committee would like to make sure to maintain uniformity with the wall repairs. There are other items the Committee will have to consider; such as shared financial responsibility between HOA and homeowner height of walls, wall damage due to irrigation and the cause, the treatment of the wall by various owners over the years, possible potential land surveys/plot maps, special assessments requirements if there is a funds shortfall.
- The Association had a reserve study update done in 2017 and a lake reserve study done in 2015.
- The Board has approved an outdoor lighting enhancement to the water features. That is set to take place in the next week.
- Diane is checking into the possibilities of applying for a City Grant for community projects.
- The water feature fountains are approaching 10+ years old. They will need to be drained and resealed. This will be done shortly.
- Drywell were cleaned out earlier this year. The lake is supplied by SRP and lake water is used to water the landscaping, the 8 drywells around the lake help to keep it level.
- Rocks along the perimeter of McClintock, Elliot and Shutterfly Way still need refreshing and the Board will work with Somerset on that.

### **Treasurer's Report**

The financial position of the association is strong. In January of 2008 the reserve balance was at \$91K, the reserve study recommended \$343K which meant that the association was 26.5% funded. As of

January 2018 the reserve balance was \$481K, the 2017 reserve study recommended a balance of \$558K so the association is 86% funded. Anything over 70% funded is considered strong. Anything below 30% means the association is in danger financially and would be a strong indicator of possible future special assessments. 5 years ago the association raised the assessments and has since been able to maintain. While delinquencies are climbing slightly, out of the 6 current delinquent homeowners, 2 of them owe \$5K of the \$7100 owed. The Board approved a community credit card. The card is held by the Board Treasurer, the Board President and Community Liason Chuck Bruns. Board members have a limit of \$2500, Chuck a limit of \$500. Copies of the monthly credit card statement will always be included in the monthly financials of the Board packets. Regarding the monthly financials for the month of August, total operating income was \$25,745, total expenses were \$21,514.96 for a net gain of \$730.04. Monthly gain, including reserve allocation, was \$4,416.79. Year to date total operating income was \$217,381.96, total expenses were \$176,733.83 for a net operating gain of \$12,648.13. Year to date gain was \$43,496.55. Diane motions to approve the financials, Jake seconds, all approve.

### **Nominations**

Jake calls for nominations from the floor. There are no nominations from the floor. Jake calls for volunteers from the audience to count the ballots. Laura Reisinger and Rita Osland volunteer.

### **Vote Results**

- There are 2 open board positions and 3 ballot nominees. The results are brought to Debbie and it is verified that the counters are satisfied with the final count. The new directors are as follows: Diane Petteruti and Sue Fogel. These are for 2 year terms.

### **Open Forum**

- Short term rentals / Lease registrations
- Appreciation of the work done by Somerset Landscaping
- Tree/Bush replacement timeline
- Compliments of the those present to the Board
- Communication is available to homeowners thru Board meetings and minutes posted.

### **Adjournment**

With no further business, Alan motions to adjourn the meeting, Jake seconds. The meeting was adjourned at 8:05 PM.