

OASIS AT ANOZIRA COMMUNITY ASSOCIATION

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

*Annual Meeting of Members
September 19, 2019*

Call to Order: President, Jake Ulrich called the meeting to order at 6:30 pm.

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

Management Representative: Debbie Tribioli from Kinney Management Services.

Raluca from City of Tempe is present to speak about some water conservation information. There are handouts and paperwork available at the front desk. She will also be at the community picnic

Quorum: Quorum was established represented in person or by absentee ballot.

Motion # 1: Motion to approve the 2018 minutes by Sue, 2nd by Alan. Passed Unanimously.

President's Report:

The Board President thanks all that came to the meeting. It has been a pleasure to serve with this Board and as the President.

- The Oasis website has been updated with a drone video and new architectural submittal form.
- About 4 years ago the community changed lake management companies. Aquatic Consulting provides much more reporting data and they did a lake reserve for the community.
- The Board formed 2 liaison positions to assist with vendors, lake pumps, water features and various common area lights.
- Community had a reserve study update done.
- Board negotiated an all inclusive landscape contract with Somerset. Previously landscape work in the community had been piece meal.
- Board authorized the expansion of the pump house and update of electrical system.
- Board has done some planting of trees in the common areas. Board hopes to instigate a more routine planting schedule.
- Board was instrumental in working with the Discovery Park on the east side of the community. When Shutterfly went in the made the wall higher and worked with the community on traffic issues.
- Jake notes that when he began as President the reserves were \$450K, they are now \$680K. Reserve requirements are over 80%.
- Board is testing out a new aeration upgrade in the lake. This is no charge to the association unless they decide to keep it.
- All three water features at the entrances were resealed. Also the lighting to the features was enhanced.
- The lake was stocked with fish about 2 years ago.

Treasurer's Report

The financial position of the association is strong. As of August 2019 the reserve balance is \$619K. . Regarding the monthly financials for the month of August, total operating income was \$29,196.98, total expenses were \$8,208.32 (should have been \$19,206.32 but Somerset did not send in their August invoice) for a net gain of \$13,902.68. Year to date total operating income with strong collection efforts

is \$228,913.68, total expenses were \$169,018.46 for a net operating gain of \$59,895.22. Alan notes current delinquencies total \$6655 for 6 homeowners (2 of which make up the bulk of that at 67%) Claire motions to approve the financials, Sue seconds, all approve.

Architectural Committee Report

Over the past year⁴ there have been many submittals for exterior painting. Reminder to homeowners they have 90 days to complete the work after approval. Other items for the committee were windows, roofing, landscaping, screen doors. Committee reminds homeowners to walk around their property and see if anything needs attention, maintenance or updating.

Nominations and Vote Results

There are 3 positions available and 2 candidates. Jake calls for nominations from the floor. There is one nomination from the floor for Jessica Ireland. Jake has a written consent from Jessica to accept the nomination. Being there are no other nominees and now there are 3 candidates for 3 positions, the membership accepts the 3 candidates to fill the positions. Alan Heikkala, Claire Pavlus and Jessica Ireland are all elected for 2 year terms.

Open Forum

- Delinquency collections
- Violations
- Street Parking
- Discussion about SB1531 – monthly statements instead of yearly coupon books
- Discussion about status of wall committee – still working on it
- Picnic on October 25th – be sure to RSVP
- Clarification of Architectural Process

Adjournment

With no further business, Alan motions to adjourn the meeting, Sue seconds. The meeting was adjourned at 8:18 PM.