

Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices February 20 2020 6:00 PM

OPEN SESSION MINUTES

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

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

Alan made a motion to approve the January 16 2020 meeting minutes with changes. Sue seconds, approved unanimously.

Financial Review

Alan recaps the December Financials... In reviewing the December financial statements, I find collections to be regular, but a bit low. December is often low, but at times has been unusually high as some homeowners prepay dues for the next year. I am sure there is some confusion about paying dues because of the new state requirement regarding billing. Total expenses were slightly on the high side, which resulted in a net loss for the month of \$1608.79, but after adding back the reserves and interest earned, we ended the month with a net gain of \$2966.86. As far as specific expenses; \$3543.60 was reclassified out of Lake Maintenance and added to Plants, Bushes, and Trees, as we requested at the November meeting. The amount listed under Electric is high because only \$2521 represents our monthly electricity bill. \$3742 represents our annual water bill from SRP and therefore I request that this amount be reclassified to Water (8460). And Legal and Accounting at \$1868 is higher, but authorized.

January financials show assessment income of \$37,396.06 and \$70 in delinquent income for a total of \$37,466.06. Maintenance and Repair costs were \$500. This is considerably lower because the monthly landscaping invoice was not sent in until 2/6 well after the January financials were prepared. Parts and supplies are \$21.72, Utilities are \$2,542.23, and Administrative is \$3,110.09. Making the total expenses for January to be \$6,174.04. The community had a net gain of \$31,375.18, keeping in mind that some homeowners paid their assessments for the entire year giving the community a huge cash surplus and that the landscaping invoice was not paid. Total assets for the end of January 2020 are \$709,000.31. Sagicor annuity is now \$59,135.28 and Great American annuity is \$109,389.22. Claire motions to approve the financials, Sue seconds, all approve.

Landscape Report

- ✓ Crew completed all cutbacks on all lantanas throughout property
- ✓ Spray tech went out two weeks after our last monthly meeting to spray but with the rain we got shortly after more weeds started growing. I am working on scheduling him to go back out for next week.
- ✓ Crew continues to spot spray and remove volunteer plants as they move through the property
- ✓ Sitting areas/benches keep getting cleaned twice a week
- ✓ Tree crew worked on all trees around the lake/pond, no heavy trimming was done. Crew focused on clearance, cleaning the canopy of the trees and removing branches that were touching or blocking the light poles
- ✓ I will be going around on the first week of march to add granular fertilizer to trees around Anozira Pkwy. Xavier will send out his guys to remove the broken Date palm fronds, this will be completed by the end of this week.
- ✓ Will meet with Xavier Friday to go over the palm trimming schedule. I will send over a confirmed date when it has been set.
- ✓ Board asks Debbie to check on when the canal will be sprayed for weeds.

Lake Report

Board was sent the lake report via email. Board reviews the bid for stock fish. They ask Debbie to check with Rick with Aquatic Consulting about the potential interference of the perimeter lake repairs to the new fish.

Liaison Report

- Chuck had noticed that the water in the N McClintock fountain was running low and was about to burn out the pump. This was the due to the water main line break and that water had been turned off in order to repair it.
- Chucks give the Board a bid from DECA Specialties for repair work of the lining around the lake. This bid is very reasonable and covers the repairs that are needed. Alan motions to approve the bid, Sue seconds, all approve.

Architectural Report

Sue announces that due to a lack of response, Don Zyrick has been removed from the committee

Lot 113 – replace grass with turf – denied – need more information

Lot 219 – add stone veneer - hold, Committee will visit the site in person

Lot 382 – replace windows/ patio door – approved

Lot 382 – install patio cover – hold, Committee will visit the site in person

Lot 81 – landscape plan – hold, Committee will visit the site in person/need a diagram

New Business

- **Yellowstone Invoice** – Board approves invoice for payment.

Old Business

- There is no old business

Open Discussion Topics Included

- Discussion about City painting lines on the street at stop sign at Los Feliz and Anozira Parkway.

Next meeting: The next meeting will be March 19 2020

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 7:36 pm