

Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices March 19 2020 6:00 PM

OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli.

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

Review and Approval of Previous Meeting Minutes

Jessica made a motion to approve the February 20 2020 meeting minutes with changes. Sue seconds, approved unanimously.

Financial Review

Alan recaps the February Financials. Total income for February was \$22,363.54, Total Maintenance and Repair is \$24,649.87 which includes 2 months of landscaping fees, Total Parts and Supplies is \$56.27, Total Utilities is \$2602.69 and Total Administrative is \$3768.33. This makes the Total Operating Expenses for February \$31,077.16 which gives the community a net loss of \$11,241.62 for the month. Alan notes that the financials are off by \$12 which he found in the financials activity report under 1099 Preparation. Total Liabilities and Capital is \$707,071.51. Jessica motions to approve the financials, Sue seconds, all approve.

Landscape Report

Crew has been focused on trimming the bougainvillea's, Blowing, spot spraying and removing weeds throughout the property. Weeds on the outside north wall was sprayed by crew only 3' away from wall was sprayed, those weeds are dead but with the rain we got we expect more. Crew is keeping an eye on it and will spray as needed. The Irrigation controllers are all off due to rain and will be turned back on about 3 days depending on how much rain we get tomorrow, if any.

Lake Report

Board was sent the lake report via email. Scores for the first 3 months of the year have been excellent.

Liaison Report

- Water feature head cleaning is continuing.
- Chuck reached out to Darrin, formerly of Yellowstone, about a landscaping proposal and he discusses it with the Board.
- There is a small leak in the oxygenation system.
- Still waiting on a start date from DECA for work around the lake.

Architectural Report

Lot 8 – approved for stone veneer
Lot 81 – approved for landscaping changes
Lot 219 – approved for painting, stained door and stone veneer.
Lot 382 – approved for installation of patio cover
Lot 48 – approved for scheme 27 painting

New Business

- **Liaison Increase** – Discussion about an increase for the liaisons. Alan motions to approve a 20% increase, which changes monthly payment from \$500 to \$600. Diane seconds, Sue announces she has a conflict but acknowledges that she is still able to vote, all approve, motion passes.

Old Business

- There is no old business

Open Discussion Topics Included

- No discussion.

Next meeting: The next meeting will be April 16 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, Diane seconds. The meeting adjourned at 6:53 pm