

# Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices May 21 2020 6:00 PM

## OPEN SESSION MINUTES

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**Board Members Present via Zoom:** Alan Heikkala, Diane Petteruti, Sue Fogel, Claire Palvus and Jessica Ireland.

**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

Sue made a motion to approve the March 19 2020 meeting minutes with changes. Jessica seconds, approved unanimously.

### Financial Review

Alan recaps the March Financials. Total income for March was \$26,584.00, Total Maintenance and Repair is \$13,611.17. Total Parts and Supplies is \$431.36, Total Utilities is \$2453.55 and Total Administrative is \$9770.05. This was higher due to the yearly insurance payment. This makes the Total Operating Expenses for March \$26,266.13 which gives the community a net gain of \$4537.87 for the month. Total Liabilities and Capital is \$711,621.40

Alan recaps the April Financials. Total income for April was \$23,218.50, Total Maintenance and Repair is \$12,502.00. Total Parts and Supplies is \$421.12, Total Utilities is \$2537.81 and Total Administrative is \$3847.81. This makes the Total Operating Expenses for April \$19,308.74 which gives the community a net gain of \$6854.53 for the month. Total Liabilities and Capital is \$718,475.93. Jessica motions to approve the March and April financials, Sue seconds, all approve.

### Landscape Report

Crew has been increased to a 3-man crew. Javier had some personal problems so he had to be off for one full week. Crew trimmed all the shrubs outside and inside the property, yellow bells and bougainvillea. Oleanders are in full bloom but should be trimmed around June after they are done flowering. The palm trees will be trimmed on June 22nd and on July 15th the rest of the trees will be trimmed as well.

Crew continues to spray weeds and remove volunteers from inside plants. Rest/sitting areas are cleaned weekly and they are always checking for low hanging trees as well.

### Lake Report

Board was sent the lake report via email.

### Liaison Report

- ENTRANCE WATER FEATURES

THEY HAVE STAYED IN GOOD SHAPE AND DEBRIS REMOVED FROM RISERS TO MAINTAIN GOOD FLOW. THE MCCLINTOCK FEATURES HAD BEEN SHUT DOWN FOR A DAY AND A HALF DUE TO WATER SHUT DOWN FOR REPAIRS DONE BY YELLOWSTONE ON IRRIGATION VALVES. WE DON'T LIKE TO UNNECESSARILY SHUT OFF THESE PUMPS AS IT IS HARD ON THEM TO STOP AND POSSIBLY NOT RESTART.

ONE OF THE LIGHTS ON THE SOUTH FEATURE HAD TO BE RE-ANCHORED.

- LAKE FOUNTAINS

THE FOUNTAINS ARE STILL LOOKING GOOD AND HAD BEEN CLEANED EARLY MARCH. THEY NEED TO BE CLEANED AGAIN SOON IF THEY AREN'T ALREADY DONE BY THE TIME OF THE MEETING. WE WILL ALSO CHECK THE LIGHTS AT THAT TIME.

- LANDSCAPE MEETING AND COORDINATION

- ILLEGAL REMOVAL OF HOA TREE

- MET WITH YELLOWSTONE ARBORIST REGARDING A REPLACEMENT COST OF TREE AND DAMAGE INFLICTED ON THE OTHER OAK TREE SEVERELY OVER PRUNED. IT WILL CAUSE PROBLEMS TO THE TREES MAIN BRANCHES AS IT EXPOSES THEM DIRECTLY TO THE SUN IN THE SUMMER. IT MAY TAKES SEVERAL GROWING SEASONS TO RECOVER IF IT DOES.

- WENT TO SEVERAL TREE NURSERIES TO LOOK AT AND PRICE TREES

- SCHEDULING TREE TRIMMING

- PALM TREES: I REQUESTED YELLOWSTONE PUT US EARLIER IN THEIR SCHEDULE FOR TRIMMING THE PALM TREES THIS YEAR INSTEAD OF AT THE LAST. THEY HAVE US SCHEDULED FOR THE WEEK OF JUNE 22. HOPEFULLY WE WON'T HAVE THE MESS WE HAVE HAD IN THE PAST.
- OTHER TREE TRIMMING: YELLOWSTONE HAS PUT US IN THEIR SCHEDULE FOR THE WEEK OF JULY 13 WHICH WILL BE ON THE PERIMETER TREES.
- GPS MAPPING
  - AFTER MANY DISCUSSIONS WITH YELLOWSTONE AND ARBOR PRO IT WAS DETERMINED THAT YELLOWSTONE NEEDED TO UPDATE THEIR LICENSE TO BE ABLE TO CREATE A GPS MAP FOR US. MORE DISCUSSION BETWEEN YELLOWSTONE AND ARBOR PRO IS NEEDED TO SEE IF ANOTHER LICENSE WILL BE NECESSARY FOR THE MAPPING TO BE INTERACTIVE WITH US
- LAKE REPAIRS AND ISSUES
  - SHORELINE REPAIRS
    - REPAIRS WHICH WERE TO START IN LATE MARCH/APRIL WERE POSTPONED TO THIS WEEK-MAY 18- DUE TO THE UNKNOWN OF THE CORONAVIRUS. THE LEVEL OF THE WATER HAS BEEN LOWERED APPROXIMATELY A FOOT TO EXPOSE THE AREAS FOR CLEANING AND BUILD UP/REPLACEMENT OF MISSING ROCK. REPAIRS ARE EXPECTED TO TAKE ABOUT 10 DAYS
  - LAKE AERATION
    - MET WITH AERATION TECH TO TRY SOLVING PUMPING ISSUES. WE HAVE A BLOCKAGE OR LEAK ISSUE WHICH IS NOT ALLOWING WATER TO FREELY FLOW TO THE 5 OUTPUT LOCATIONS. FURTHER FOLLOWUP TECH/OWNER IS NEEDED

### **Architectural Report**

- Lot 47 – approved for exterior paint
- Lot 113 – approved for landscaping changes
- Lot 293 – denied for white scalloped pavers in front
- Sue notes that Don Zyriek has resigned from the Architectural Committee. Board asks Debbie to draft a postcard to be sent to all owners regarding architectural change compliance.

### **New Business**

- **Lake Level / Perimeter Work** – Work has begun this week and the level is good at this time.

### **Old Business**

- There is no old business

### **Open Discussion Topics Included**

- Lisa Zyriek addresses the Board about tree planting in the community. Board understands and does want to do a planting, they just need time to assess how many trees and their locations. Board invites Lisa to remind them again in October.
- Jacob Dababneh addresses the Board about the link to the community website thru the search engines. Debbie to talk to the webmaster again.
- Anonymous Homeowner speaks to the Board about a neighbor barking dog. Complaints like this must come in writing. Board also suggests talking to the neighbor and/or calling the police.

**Next meeting:** The next meeting will be June 18 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:** Jessica motions to adjourn, Alan seconds. The meeting adjourned at 8:04 pm