

**Oasis Homeowner's Association**  
Board of Directors Meeting Kinney Management Offices July 16 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 6:03 pm by Jessica.

**Review and Approval of Previous Meeting Minutes**

Jessica made a motion to approve the June 18 2020 meeting minutes with changes. Sue seconds, approved unanimously.

**Financial Review**

Alan recaps the June Financials. Total income for June was \$28,828.00. All the expense categories for the for month were under budget. Total Maintenance and Repair is \$11,726.63. Total Parts and Supplies is \$34.61, Total Utilities is \$2,934.71 and Total Administrative is \$3,327.48. This makes the Total Operating Expenses for June \$18,023.43 which gives the community a net gain of \$810.46 for the month. Total Liabilities and Capital is \$722,673.62. Sue motions to approve the May financials, Diane seconds, all approve.

**Landscape Report**

The crew continues to work on the trimming as well as checking the drip lines throughout the community. The palm work has been completed and we will check to see if we have any hanging that the guys will need to go back to cut. As of right now we have two guys on the crew, we have hired 3 different guys for the crew but they don't fit Osbaldo expectations. I will have my guys on site this weekend to cut down the weed on north side of the community. He will be using a tractor and brush hog.

**Lake Report**

Board was sent the lake report via email.

**Liaison Report**

- Chuck to provide the Board with a hard bid for the cost of installing an additional valve for the Elliot water main line.
- Entry water features light is out and backing and anchoring nuts are rusted. Installer will be out to replace them.
- A double batch of doggie bags was ordered.
- Ordered and replace light of the SW fountain in the lake.
- After the install of the sod by Deca Specialties, it was discovered that there may be some issues with the wiring of the irrigation system. Chuck and Yellowstone to discuss and report to the Board.
- The lake water level is being raised.

**Architectural Report**

Lot 190 – approved for exterior painting  
Lot 150 – approved for landscape changes  
Lot 244 – approved for hardscape changes in front  
Lot 156 – approved for replacement of awning, patio door, landscaping and addition of decking and lights  
Lot 82 – approved for trees in front  
Lot 319 – Submittal for shade structure/pergola and built in BBQ is pending  
Lot 335 – Board undecided on submittal for adding 11 cypress trees in side yard. They need to look at it in person  
Lot 26 - is approved for pavers

**New Business**

- **Deca Specialties Proposal for a “Y” Strainer** – Board reviews the proposal. Cost is \$538.46. Jessica motions to approve, Claire seconds, all approve.
- **Deca Specialties Proposal for Spillway work** – Board would like to see the proposal revised to just include 3 spillways. Jessica to let the Board know which 3 spillways, Chuck to speak to Deca about revising proposal with more detail.

**Old Business**

- Architectural letter – Board has finalized a letter to be sent to all homeowners regarding the rules when it comes to architectural changes. Letter has been mailed.

**Open Discussion Topics Included**

- Board agrees that due to COVID 19 there will be no picnic this year.

**Next meeting:** The next meeting will be August 20 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, Claire seconds. The meeting adjourned at 8:32 pm