

Oasis Homeowner's Association

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

OPEN SESSION MINUTES

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 6:02 pm by Jessica.

Homeowner from 1981 Todd calls in to discuss the violations on this home. After discussion with the Board, he agrees to send in a submittal to change the scalloped edging in his yard from white to an earth tone and Board agrees to give him some time to move the plants in the front yard. Ed Grabowski will work with him.

Review and Approval of Previous Meeting Minutes

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

Financial Review

Alan recaps the July Financials. Total income for June was \$28,503.00. Total Maintenance and Repair is \$14,174.18. Total Parts and Supplies is \$437.02, Total Utilities is \$3,114.18 and Total Administrative is \$4,105.11. This makes the Total Operating Expenses for July \$21,830.49 which gives the community a net gain of \$3807.51 for the month. Total Liabilities and Capital is \$729,395.87. Claire motions to approve the July financials, Diane seconds, all approve.

Landscape Report

There is no landscaping report in time for the meeting.

Lake Report

Board was sent the lake report via email. All is doing well and the rating is excellent.

Liaison Report

Liaison July-august 2020

During this last month

- Entrance water features have been cleaned of debris from the upper piping
- Notified outdoor lighting of a light that was out and several light that Needed to be anchored
- Fountain lights and water inlets have been cleaned
- Cut down a broken branch hanging down on the sidewalk on the north end of the lake
- Notified frank – Yellowstone of several large branches on mesquite trees that were broken and hanging over the lake sidewalk
- After repairs to lake edge, we have adjusted water levelers to optimum level of the lake and set inlet flow for a perfect balance of irrigating consumption and minimal recharge to the aquafer

It was brought to our attention upon completion of lake repairs that there were 2 valves for grass sprinklers at the north end where new sod was installed were tied together on 1 timer station which would reduce pressure and flow to the sprinklers. Additional water would be necessary for new sod so the crew was manually opening the valve at that point taking time away from other duties. Mike from Deca said he would figure about 4 hours to see if he could troubleshoot this valve issue.

After investigating further, I found 6 stations that were tied together and 2 more valve wires that were tied together in the timer controller box. The incoming valve wires are 14ga and majority of these were spliced to a 20-20ga wire to make connection to the controller. Angel said he didn't know what stations were for what areas and when they needed to water more in some area he would just set all station to go. These conditions caused a lot of under/over

watering. Also, with the location of these controllers, a person could not get in the narrow space and operate them properly. No one has ever mentioned any of these issues since I've been here. It was time for a major overhaul. I have spent over 50 hours relocating the controllers, identifying station valves, and rewiring the controllers. We (Ed & I) were also able to find the issues with valve stations that were doubled up and separated all sprinkler valves to individual station controls.

With all the changes we are able to program watering as needed in their specific locations for proper amount and time.

I believe these changes can be seen all around the lake in better pressure with a more uniform spray and will show in the grass quality in the future.

Attached are copies of the irrigation box locations; spread sheet of box, valve number, and valve operation; and timer controller operation sheet, which are posted inside on the pumphouse wall for the landscape crew.

I didn't keep track of ed's time but he also had quite a few hours involved in this change.

Architectural Report

Lot 330 – approved for installation of pavers and exterior paint scheme 1

Lot 99 – approved for installation of Telsa Solar roof

Lot 5 – approved for exterior paint scheme 14

Lot 61 – approved for removal and replacement of tree in front

Lot 336 – approved for front landscaping

Lot 356 – approved for exterior painting scheme 26

Lot 99 – approved for exterior painting scheme 27

Board received an email from Lot 319 about installing a gazebo. After some discussion Board would like to have committee reach out to homeowner about exact position, making sure location/size is within the guidelines and neighbor approval.

New Business

- **Deca Specialties Proposal Spillway** – Board reviews the proposal. Alan motions to only having 3 spillways done at this time, Jessica seconds, all approve. Chuck to work with Mike at Deca about scheduling, rock size and a revised estimate.
- **Proposals for 2" ball valve** - Board reviews bids from Ed Grabowski and Yellowstone. Diane motions to approve the bid from Ed, Jessica seconds, all approve.

Old Business

- There is no old business.

Open Discussion Topics Included

- Lisa Zyriek sent an email to the Board about tree trimming/replacement in the fall. Board asks Ed to do a walk around for trees that need removal and trees/bushes that need replacement.

Next meeting: The next meeting will be the annual meeting on September 17 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, Sue seconds. The meeting adjourned at 8:00 pm