

# Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices October 15 2020 6:00 PM

## OPEN SESSION MINUTES

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

**Kinney Management Services Representative:** Debbie Triboli

**Call to Order:** Meeting was called to order at 6:02 pm by Jessica.

Dr. Rubin has called into the meeting to report that he has remove the two small trees he planted close to the sidewalk. Board will have a look and get back to him.

### Review and Approval of Previous Meeting Minutes

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

### Financial Review

Alan recaps the September Financials. Total income for September was \$26,699.50. Total Maintenance and Repair is \$15,873.00. Total Parts and Supplies is \$27.04, Total Utilities is \$3,581.91 and Total Administrative is \$5,092.34. This makes the Total Operating Expenses for September \$24,574.29 which gives the community a net operating loss of \$739.79 for the month. Total Liabilities and Capital is \$731,596.50. Diane motions to approve the September financials, Jessica seconds, all approve.

### Landscape Report

There is no landscaping report in time for the meeting. Debbie to speak with Frank about filling in the hole left by the storm damaged mesquite tree. Board discusses the common area tree root behind lot 259. Yellowstone has provided a quote, but Board would like to see it broken out. Chuck asked for a tree trimming rotation schedule from Frank at Yellowstone. Board asks Debbie to have Yellowstone call into the November meeting.

### Lake Report

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

### Liaison Report

- Chuck emailed the Board a tree report that was prepared by himself and Ed. Board will use this when they do their landscape walk thru on Saturday.
- Cleaned the lights in the lake
- Met with Mike from Deca on the scheduling. Y-strainer will most likely be done in mid-November. Discussion about spillways – does the Board want to start with having 1 done and they decide from there about moving on? Alan motions to begin with just one spillway – Jessica's choice on which one – at a cost not to exceed \$1200. Jessica seconds, all approve.
- Common areas have been re-seeded. Chuck reprogrammed the irrigation to 5x per day for 5 minutes for each station. Total watering time is 14 hours per day.
- Chuck met with Outdoor Lighting for some lights that were out on the South McClintock water feature. Part was no longer under warranty.
- Chuck working on some damaged benches around the lake.
- Boat for the lake may need a new battery.

### Architectural Report

Lot 16 – approved for installation of solar panels

Lot 158 – approved for painting scheme 1

Lot 177 – approved for exterior paint scheme 7

Lot 293 – approved for removal of landscape netting in front and painting scalloped edging sand colored

Lot 350 – approved for painting scheme 26

Lot 363 – approved for landscape changes  
Lot 367 – denied for gazebo request

### **New Business**

- **Yellowstone Proposal #89993 – Rock Installation** – Board reviews the proposal. Board will make a decision on this after they have their landscape walk thru on Saturday.
- **Aquatic Consulting Invoice #2020551** - Board reviews and approves the invoice.
- **2021 Budget** – Board reviews the draft budget. Jessica motions to approve as is with no increase in assessments, Sue seconds, all approve.
- **Office Positions** – The Board will retain all current officer positions.
- **Paper statement Copies** – Board will review a draft to put on the monthly statements to encourage homeowners to sign up for an electronic copy.
- **Common area Walls** – Board will table this to the November meeting. Chuck to reach out to an engineer for costs.

### **Old Business**

- There is no old business.

### **Open Discussion Topics Included**

- There is no open discussion.

**Next meeting:** The next meeting will be the meeting on November 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:** Jessica motions to adjourn, Sue seconds. The meeting adjourned at 8:40 pm