

# Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices November 19 2020 6:00 PM  
OPEN SESSION MINUTES

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

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** Meeting was called to order at 6:04 pm by Claire.

## **Review and Approval of Previous Meeting Minutes**

Claire made a motion to approve the October 15 2020 meeting minutes with changes. Sue seconds, approved unanimously.

## **Financial Review**

Alan recaps the October Financials. Total income for October was \$27,596.00. Total Maintenance and Repair is \$16,465.30. Total Parts and Supplies is \$2,657.60, Total Utilities is \$3,215.73 and Total Administrative is \$3,484.62. This makes the Total Operating Expenses for October \$25,823.25 which gives the community a net operating loss of \$1,092.25 for the month. Total Liabilities and Capital is \$733,427.70. Sue motions to approve the October financials, Diane seconds, all approve.

**Landscape Report –** Frank was not available last minute to call into the meeting.

- Crew has completed trimming on property but they are waiting on the okay from board on when they can start trimming of sages
- Crew has been fixing and adjusting sprinklers, flushing drip lines and emitter on plants. Irrigation time was reduced to winter watering by Angel.
- Crew continues to spray for weeds, suckers and volunteers inside plants.
- Week of 11/16 we will fertilize grass.
- Tree roots on 2 live oak had been cut back from walls of 7413 S. Hazelton
- Quote was provided for tree removals.

## **Lake Report**

Board was sent the lake report via email.

## **Liaison Report**

- Chuck met with the tree companies to prepare the bids.
- Chuck has met with one lighting consultant so far
- Lake lights have been cleaned
- Chuck will meet with Mike at DECA on the status of the lake work. The Y spray valve and the spillway work schedule will be discussed.
- Copy of the liaison hours is included in the packets

## **Architectural Report**

Lot 43 – approved for installation of sliding doors

Lot 25 – approved for concrete walkway and rain drain on west side

Lot 81 – approved for 4' concrete side wall, palm trees, artificial turf in front, rose shrubs, hibiscus and bougainvillea

Lot 216 – approved for painting scheme 15

Lot 263 – approved for painting scheme 7, replace back gate, new security doors, pavers, courtyard and new plants

Lot 296 – approved for front door and window replacement

## **New Business**

- **Review of Tree Trimming Bids** – Board reviews 4 proposals. Alan motions to accept the bid from Harris and Son in the amount of \$2850 (this bid includes large trees). Sue seconds, all approve. Claire motions to accept the bid from Ed Grabowski for \$1900 (this bid includes smaller trees), Diane seconds, Alan recuses himself, motion passes with 3 votes in favor. Chuck to coordinate. Chuck will ask Harris and Sons to bid on the Mesquite along McClintock separately.
- **Lake Sign** - Board reviews 2 bids for replacing the sign rider at the lake. Alan makes a motion is approve the bid from Prime Source, Sue seconds, Claire votes no, motion passes with 3 yes votes.
- **Engineering Fee** – Board reviews the email and invoice from the engineer. Chuck explains to the Board how the meeting was originally set up and there was no mention of a fee for coming out for an estimate. Board believes the invoice is not justified. Board asks Debbie to draft a letter responding to the engineer's invoice.
- **Pots with plants** – The Board discusses adding holiday color to the pots around the lake. Claire and Diane to do the planting. Diane makes a motion to purchase plants with a cost not to exceed \$150. Alan seconds, all approve.
- **Common area Walls** – One of the committee members is recuperating from surgery. Diane's said she would like to ask the last bidder to bid on repairing them vs. the last bid to replace them. Diane to get that quote to the Board as soon as she has it.

## **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 December 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:** Claire motions to adjourn, Diane seconds. The meeting adjourned at 8:19 pm