

**Oasis Homeowner's Association**  
Board of Directors Meeting Kinney Management Offices January 16 2020 6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Jessica Ireland, Sue Fogel and Claire Pavlus. Absent is Diane Petteruti.

**Kinney Management Services Representative:** Debbie Tribioli.

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

**Yellowstone Landscaping**

Frank with Yellowstone is present. Landscape Report is as follows:

- ✓ The crew has been working on the weeds, will be spraying the canal area soon.
- ✓ The arbor crew is set for the first week of February.
- ✓ The crew has made several adjustments to the wires on the staked trees along Kenwood
- ✓ Ed Grabowski suggests to Frank that the arbor crew top off some of the trees by a couple of feet to expand their trunks.
- ✓ Frank notes that he does meet with the Oasis crew each morning and afternoon.
- ✓ Frank is working to get an updated GPS of the trees to the Board.
- ✓ Board reminds Frank to have the crew check pet waste bags frequently.
- ✓ Ed Grabowski asks if the crew can add some fertilizer to the trees by lot 309.
- ✓ Board discusses with Frank to be less aggressive with tree trimming around the circle.
- ✓ Board would like to know the actual date of the trimming. Frank will be present at that time.

**Review and Approval of Previous Meeting Minutes**

Alan made a motion to approve the December 19 2019 meeting minutes with changes. Sue seconds, approved unanimously.

**Financial Review**

The December financials are not available at the time of the meeting. Board has the Great American annual statement and discusses making any percentage changes as to how the annuity is invested. Alan motions not to change to present course, Claire seconds, all approve.

**Landscape Report**

See above.

**Lake Report**

Board was sent the lake report via email. Board has the recommendation from Rick with Aquatic Consulting. They would like a revised quote and the necessity of recommending that number of fish for replacement.

**Liaison Report**

- Ed is working on a proto type system to help keep the lenses on the lights cleaner longer
- Chuck asks permission from the Board to come up with a scope of work and proposals for upgrading the electrical in the medians. Board agrees.
- Ed is continuing to work on the rock border of the lake

**Architectural Report**

Lot 169 – approved to paint scheme 8

Lot 351 – approved to install solar panels

**New Business**

- **Seasonal Solutions Invoice** – Board approves invoice for payment.

**Old Business**

- Statements – Debbie updates those present that the process is moving along, lots of people signing up for electronic copies and lots of questions.

**Open Discussion Topics Included**

- There is no open discussion.

**Next meeting:** The next meeting will be February 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:** Alan motions to adjourn, Jessica seconds. The meeting adjourned at 7:04 pm

# Oasis Homeowner's Association

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

## OPEN SESSION MINUTES

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**Board Members Present** Alan Heikkala, Diane Petteruti, Sue Fogel and Claire Pavlus. Absent is Jessica Ireland.

**Kinney Management Services Representative:** Debbie Tribioli.

**Call to Order:** Meeting was called to order at 6:00 pm by Claire.

### Review and Approval of Previous Meeting Minutes

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

### Financial Review

Alan recaps the December Financials... In reviewing the December financial statements, I find collections to be regular, but a bit low. December is often low, but at times has been unusually high as some homeowners prepay dues for the next year. I am sure there is some confusion about paying dues because of the new state requirement regarding billing. Total expenses were slightly on the high side, which resulted in a net loss for the month of \$1608.79, but after adding back the reserves and interest earned, we ended the month with a net gain of \$2966.86. As far as specific expenses; \$3543.60 was reclassified out of Lake Maintenance and added to Plants, Bushes, and Trees, as we requested at the November meeting. The amount listed under Electric is high because only \$2521 represents our monthly electricity bill. \$3742 represents our annual water bill from SRP and therefore I request that this amount be reclassified to Water (8460). And Legal and Accounting at \$1868 is higher, but authorized.

January financials show assessment income of \$37,396.06 and \$70 in delinquent income for a total of \$37,466.06. Maintenance and Repair costs were \$500. This is considerably lower because the monthly landscaping invoice was not sent in until 2/6 well after the January financials were prepared. Parts and supplies are \$21.72, Utilities are \$2,542.23, and Administrative is \$3,110.09. Making the total expenses for January to be \$6,174.04. The community had a net gain of \$31,375.18, keeping in mind that some homeowners paid their assessments for the entire year giving the community a huge cash surplus and that the landscaping invoice was not paid. Total assets for the end of January 2020 are \$709,000.31. Sagicor annuity is now \$59,135.28 and Great American annuity is \$109,389.22. Claire motions to approve the financials, Sue seconds, all approve.

### Landscape Report

- ✓ Crew completed all cutbacks on all lantanas throughout property
- ✓ Spray tech went out two weeks after our last monthly meeting to spray but with the rain we got shortly after more weeds started growing. I am working on scheduling him to go back out for next week.
- ✓ Crew continues to spot spray and remove volunteer plants as they move through the property
- ✓ Sitting areas/benches keep getting cleaned twice a week
- ✓ Tree crew worked on all trees around the lake/pond, no heavy trimming was done. Crew focused on clearance, cleaning the canopy of the trees and removing branches that were touching or blocking the light poles
- ✓ I will be going around on the first week of march to add granular fertilizer to trees around Anozira Pkwy. Xavier will send out his guys to remove the broken Date palm fronds, this will be completed by the end of this week.
- ✓ Will meet with Xavier Friday to go over the palm trimming schedule. I will send over a confirmed date when it has been set.
- ✓ Board asks Debbie to check on when the canal will be sprayed for weeds.

### Lake Report

Board was sent the lake report via email. Board reviews the bid for stock fish. They ask Debbie to check with Rick with Aquatic Consulting about the potential interference of the perimeter lake repairs to the new fish.

### Liaison Report

- Chuck had noticed that the water in the N McClintock fountain was running low and was about to burn out the pump. This was due to the water main line break and that water had been turned off in order to repair it.
- Chucks give the Board a bid from DECA Specialties for repair work of the lining around the lake. This bid is very reasonable and covers the repairs that are needed. Alan motions to approve the bid, Sue seconds, all approve.

### **Architectural Report**

Sue announces that due to a lack of response, Don Zyrick has been removed from the committee  
Lot 113 – replace grass with turf – denied – need more information  
Lot 219 – add stone veneer - hold, Committee will visit the site in person  
Lot 382 – replace windows/ patio door – approved  
Lot 382 – install patio cover – hold, Committee will visit the site in person  
Lot 81 – landscape plan – hold, Committee will visit the site in person/need a diagram

### **New Business**

- **Yellowstone Invoice** – Board approves invoice for payment.

### **Old Business**

- There is no old business

### **Open Discussion Topics Included**

- Discussion about City painting lines on the street at stop sign at Los Feliz and Anozira Parkway.

**Next meeting:** The next meeting will be March 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:** Alan motions to adjourn, Sue seconds. The meeting adjourned at 7:36 pm

# Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices March 19 2020 6:00 PM

## OPEN SESSION MINUTES

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**Board Members Present** Alan Heikkala, Diane Petteruti, Sue Fogel and Jessica Ireland. Absent is Claire Pavlus.

**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

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

### Financial Review

Alan recaps the February Financials. Total income for February was \$22,363.54, Total Maintenance and Repair is \$24,649.87 which includes 2 months of landscaping fees, Total Parts and Supplies is \$56.27, Total Utilities is \$2602.69 and Total Administrative is \$3768.33. This makes the Total Operating Expenses for February \$31,077.16 which gives the community a net loss of \$11,241.62 for the month. Alan notes that the financials are off by \$12 which he found in the financials activity report under 1099 Preparation. Total Liabilities and Capital is \$707,071.51. Jessica motions to approve the financials, Sue seconds, all approve.

### Landscape Report

Crew has been focused on trimming the bougainvillea's, Blowing, spot spraying and removing weeds throughout the property. Weeds on the outside north wall was sprayed by crew only 3' away from wall was sprayed, those weeds are dead but with the rain we got we expect more. Crew is keeping an eye on it and will spray as needed. The Irrigation controllers are all off due to rain and will be turned back on about 3 days depending on how much rain we get tomorrow, if any.

### Lake Report

Board was sent the lake report via email. Scores for the first 3 months of the year have been excellent.

### Liaison Report

- Water feature head cleaning is continuing.
- Chuck reached out to Darrin, formerly of Yellowstone, about a landscaping proposal and he discusses it with the Board.
- There is a small leak in the oxygenation system.
- Still waiting on a start date from DECA for work around the lake.

### Architectural Report

Lot 8 – approved for stone veneer  
Lot 81 – approved for landscaping changes  
Lot 219 – approved for painting, stained door and stone veneer.  
Lot 382 – approved for installation of patio cover  
Lot 48 – approved for scheme 27 painting

### New Business

- **Liaison Increase** – Discussion about an increase for the liaisons. Alan motions to approve a 20% increase, which changes monthly payment from \$500 to \$600. Diane seconds, Sue announces she has a conflict but acknowledges that she is still able to vote, all approve, motion passes.

### Old Business

- There is no old business

### Open Discussion Topics Included

- No discussion.

**Next meeting:** The next meeting will be April 16 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:** Alan motions to adjourn, Diane seconds. The meeting adjourned at 6:53 pm

# 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

# Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices June 18 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 6:06 pm by Jessica.

### Review and Approval of Previous Meeting Minutes

Jessica made a motion to approve the May 21 2020 meeting minutes with changes. Claire seconds, approved unanimously.

### Financial Review

Alan recaps the May Financials. Total income for May was \$23,530.50, Total Maintenance and Repair is \$13,583.20. Total Parts and Supplies is \$1,097.18, Total Utilities is \$2503.80 and Total Administrative is \$3,463.56. This makes the Total Operating Expenses for May \$20,647.74 which gives the community a net gain of \$3,387.23 for the month. Total Liabilities and Capital is \$721,863.16. Jessica motions to approve the May financials, Sue 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.

### Liaison Report

- City of Tempe placed a sign on the corner of Elliot and Shutterfly Way and broke a main water line. Water had to be shut off and the Elliot fountain level monitored. Chuck makes a request for an additional valve to be installed for \$200 +/-.
- More doggie bags have been ordered.
- Lake lights have been cleaned. There is a bad socket on middle one and it will be replaced this weekend.
- Yellowstone will be starting the palm tree trimming next week.
- Chuck did a walk around of the lake for an inspection of the repairs done with Sue, Diane and Claire.
- Chuck is still working with Yellowstone on the tree GPS map. May require the HOA to get a license at a cost of \$800.
- Chuck reviews the bid from Deca Specialties for the perimeter lake work.

### Architectural Report

Lot 121 – approved for window replacement

Lot 26 – approved for gates

Lot 139 – approved for exterior painting

Lot 330 – denied for landscaping changes

Lot 162 – approved for exterior painting

Lot 183 – approved for exterior painting

Lot 293 – homeowner is requesting guidance on planting trees – Board discusses solutions and would ultimately need a plan from the owner.

Lot 326- denied for installation of RV gate – committee needs more info; denied for wall height extension

Sue is excused from the meeting at 6:55pm

### New Business

- **Deca Specialties Invoices** – Board reviews the invoice. It needs to be resubmitted in a cleaner format without the additional proposals on it.

### Old Business

- There is no old business

### Open Discussion Topics Included

- There is no open discussion.

**Next meeting:** The next meeting will be July 16 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 7:09 pm

# 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

# Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices August 20 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 Triboli

**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 aquifer

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

# 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 Tribioli

**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

# 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 Triboli

**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

# Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices December 17 2020 6:00 PM

## OPEN SESSION MINUTES

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

**Kinney Management Services Representative:** Debbie Triboli

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

**Landscape Report –** Frank was present on the zoom call from Yellowstone Landscaping.

- They are expecting weeds from the recent rain and will be applying a pre/post emergent.
- They will be applying more fertilizer next week.
- Board asks Frank to have the crew remove the oleander volunteer by the bench. Crew should be removing all volunteer growth throughout the community.
- Frank to text Osbaldo about the trimming schedule.
- Frank says that Xavier knows about the roots around the parkway.
- Diane addresses Frank about being more proactive in the community.
- Discussion about how many crew work in the summer and how many in the winter.
- Sue points out that the bushes around the lake are too tall. Frank says that a hard prune will be done in the early spring.
- Sue point out the length of time it took on the hole left by the fallen tree on the south side of the lake, that ultimately she and Chuck had to fill it in and that there were no barricades put up.
- Alan inquires as to the affects of COVID 19 on the crew. Frank explains that anyone that is not feeling well is asked to stay home, to get a test and to not return without a doctors note.
- Board urges that more attention be paid to the detail of the community.
- Frank says he is onsite once a week.
- Board asks Frank to make sure the crew checks to dog bags at the stations on M-W-F.

**Homeowner Request –** New homeowner Sergio and his wife just purchased a home on Dava that backs up to McClintock. They are inquiring about the situation with the wall. Diane explains that they are aware of it and they had put up the external support as a short-term plan. They are trying to find a permanent solution and they are working on it. Expected ETA will be longer than one year. Claire explains that bids so far have been very high, that his section alone was a cost of \$80K. The Board is doing their best to look for a responsible and economic solution since the costs of these repairs will be split 50/50 with homeowners.

### Review and Approval of Previous Meeting Minutes

Alan made a motion to approve the November 19 2020 meeting minutes with changes. Diane seconds, approved unanimously.

### Financial Review

Alan recaps the November 2020 Financials. Total income for November was \$23,363.00. Total Maintenance and Repair is \$11,841.16. Total Parts and Supplies is \$208.61, Total Utilities is \$5,169.69 and Total Administrative is \$3,367.58. This makes the Total Operating Expenses for November \$20,587.04 which gives the community a net operating gain of \$2,832.42 for the month. Alan notes that the electrical charges continue to trail up. Debbie to get a copy of the 2019 SRP and all bills for 2020. Alan and Chuck to walk around to each meter and check it to see if it is working and/or needed. Total Liabilities and Capital is \$736,260.12 Claire motions to approve the November financials, Sue seconds, all approve.

### Lake Report

Debbie to get copies to the Board for October and November.

### Liaison Report

- Chuck spoke with Rick from Aquatic Consulting about the algae – they will continue to monitor.
- Installed new lake signs
- Put in colored lights in the water features in the lake

- Reset the breaker for the Elliot water feature, it had tripped due to the rain.
- Cut off dead limb from sumac on the west side of the lake
- Watched Harris and Son remove the mesquite tree on McClintock. Bid for this removal was unanimously approved via email.
- Picked up more fountain lights
- Purchased 4 wreaths for the community. Will need volunteers to add lights to them and a way to cover them for next year. This was an expense that was previously approved via email unanimously.
- Claire inquires about the additional pet waste station. Chuck says that would cost approximately \$425.
- Spoke with Mike at DECA – still working on a timeline for the Y strainer and the spillway
- Ed and Chuck to coordinate on a bid for the Board on tree replacements.

### **Architectural Report**

Lot 20 – approved scheme 27 painting

Lot 95 – approved for painting scheme 5

Lot 216 – approved for add/replace sliding glass patio door

Lot 372 – approved for painting, add front and side walkway pavers, replace gate

### **New Business**

- **Break in** – Sue notes that there was a car break in on Chilton.
- **Median Electrical Bids** – Board will table this item until January.

### **Old Business**

- Walls – Claire reached out to a contractor but they have not gotten back to her. Discussion about just doing sections at a time. Board does not want to do this by individual homeowner sections. Jessica may have a contractor that could make a quote.

### **Open Discussion Topics Included**

- There is no open discussion.

**Next meeting:** The next meeting will be the meeting on January 21, 2021.

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 8:34 pm