

Oasis Homeowner's Association

Board of Directors Meeting Kinney Management Offices January 21 2021 6:00 PM

OPEN SESSION MINUTES

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

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 December 17 2020 meeting minutes with changes. Diane seconds, approved unanimously.

Financial Review

Alan recaps the December 2020 Financials. Total income for December was \$32,455.00. Total Maintenance and Repair is \$18,557.86 Total Parts and Supplies is \$706.16, Total Utilities is \$6588.46 and Total Administrative is \$3,397.89. This makes the Total Operating Expenses for December \$29,250.37 which gives the community a net operating gain of \$3,532.91 for the month and a gain of \$62,167.90 for the year. Part of the gain for the year was due to unspent budgeted items. Total Liabilities and Capital is \$739,793.03. There are no changes to be made to the Great American Annuity. Jessica motions to approve the December financials, Sue seconds, all approve.

Landscape Report

There was no report ready in time for the meeting.

Lake Report

Board has received lake reports via email.

Liaison Report

- Chuck and Ed replaced the pump for the S. McClintock water feature
- Adjustments made to lake water flow
- Dog station has been ordered and will be installed when it arrives
- Y Strainer has been installed
- Spillway work to be scheduled
- Pet waste bags ordered

Architectural Report

Lot #363 – 1983 E Brentrup Dr

Approved 1/9/20

Increase height of wall from 3' to 4' to hide the utility boxes from view of their driveway. Wood veneer -color Savannah Coffee

Lot #363 – 1983 E Brentrup Dr

Approved 1/9/20

Replace current 3' wood gate with 4' wood gate panels be placed horizontal.
Wood panels – color Savannah Coffee

Lot #241 – 1961 E Stephens Dr

Approved 1/13/21

Repaint front door from red to grey

The color is called Useful Grey – special color from Stone Creek Cabinets

Dunn Edwards will be matching the color

Lot #364 – 1977 E Brentrup Dr

Approved 1/13/21

Expanding driveway by 3' on west side of driveway with concrete

Lot #260 – 7427 S Hazelton Lane

Approved 1/13/21

Replace front and back grass with artificial grass

Work is already completed

Lot #81 – 1868 E Chilton Dr

Approved 1/21/21

Replacement of all windows and sliding patio door

New Business

- **Median Electrical Bids** – Board discusses the two bids they have. Board would like to view some of the work these companies have done and possibly see a display at Oasis. They may also investigate some of the lighting at the local resorts.
- **Yellowstone Proposal** – Chuck to speak to Yellowstone about changing the emitters to adjustable. If this is an option and the bid remains under \$300, then Claire motions to approve, Diane seconds, all approve.
- **Green Genes Tree Proposal** – Ed gives the Board a proposal for the cost of replacement trees. Ed is working on getting a companion bid for the installation which he will be overseeing. Board will wait to vote when complete package bid is in.

Old Business

- **Walls** – Diane had spoken with a contractor about bidding on the walls. Diane will follow up with him on the bid on Monday.
- **SRP** – Alan received copies of the SRP bills for 2019 and 2020. Also, he and Chuck walked around to check the viability of all of the meters. Ultimately there were 3 meters that had no or minimal activity. The meter with no activity was turned off. The meters with minimal activity were discussed for options like batteries or solar. Alan has more patterns to check on as to the increase although it is noted that SRP had a rate hike. Discussion about changing the bulbs in the community to LEDs.

Open Discussion Topics Included

- There is no open discussion.

Next meeting: The next meeting will be on February 18, 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 8:16 pm