

Oasis Homeowner's Association

Board of Directors Meeting Zoom Meeting February 18 2021 6:00 PM

OPEN SESSION MINUTES

Board Members Present via Zoom: Alan Heikkala, Diane Petteruti (arrived 7:18pm), Sue Fogel, Jessica Ireland and Claire Palvus.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:02 pm by Jessica. There are 2 homeowners present.

Review and Approval of Previous Meeting Minutes

Sue made a motion to approve the January 21 2021 meeting minutes with changes. Alan seconds, approved unanimously.

Financial Review

Alan recaps the January 2021 Financials. Total income for January was \$30,489.00. Total Maintenance and Repair is \$13,307.41. Alan asks Debbie to have the cost of the holiday wreaths reclassified to 8290 and the cost of the lake chemicals reclassified to 8220. Total Parts and Supplies is \$5,234.75. This is high due to a pump motor replacement. Alan asks Debbie to have chemicals reclassified to 8220. Total Utilities is \$2,762.82 and Total Administrative is \$3,516.89. This makes the Total Operating Expenses for January \$24,821.87 which gives the community a net operating gain of \$2,635.13 for the month. Total Liabilities and Capital is \$745,519.24. Alan motions to make no changes to the Sagicor Annuity, Jessica seconds, all approve. Jessica motions to approve the January financials, Sue seconds, all approve.

Alan also notes that he spoke to SRP about plans to replace the lake lights with LED bulbs and currently SRP has no plans to do that. All upgrades are on hold due to COVID. Alan had them put the association on the list however the change will have no significant decrease in the cost to the HOA due to the load factor.

Landscape Report

Crew was focused on sage cutbacks, weed spraying and removal. Blowing has been done weekly as well. Tomorrow crew will add fertilizer to grass (Chuck confirms this was done). Alex Alejandro is the new rep for Oasis (replacing Frank Lopez). Chuck has spoken with him about the community expectations.

Lake Report

Board has received lake reports via email.

Liaison Report

- Chuck met with Alex the new rep from Yellowstone Landscaping
- There is now irrigation going to the flower pots around the lake
- Chuck and Ed will be cleaning the lights in the lake fountains
- Chuck notes that the valves are sticking and staying on 3 to 4 minutes after the timer turns off. Irrigation tech says that a type of valve known as a scrubber valve would be the preferred one to use to prevent this, it has a higher cost but works better. Ed suggests that when one valve is replaced, that all valves on that manifold should also be replaced.
- Chuck reports that there was a car accident on 2/7/21 at approximately 330am. It was in the Elliot / Los Feliz area and took out 2 trees and bushes. Debbie is getting a police report. There was also wall damage but it was to a wall in the Capistrano community.
- The first spillway is now complete on the Stephens side. Board will review the work done. Next availability for another spillway repair is April.
- Ed is watching the North McClintock fountain, lots of ficus tree leaves are dropping and clogging the motor.

Architectural Report

Lot #280 – 1928 E Stephens

Approved 2/9/21

Install shed from Home Depot. Wall height is 6ft, shed is 6ft3in. Shrubs will be grown to cover shed roof.

Lot #228 – 1965 E Dava Dr

Approved 2/9/21

Repaint house using same scheme 14 previously approved in 2014.

New Business

- **Median Electrical Bids** – Chuck checked with Outdoor Lighting and they would be happy to give the Board a demonstration. Chuck to check on dates available.
- **Yellowstone Proposal** – Work has already been completed on this and waiting on final invoice.
- **Green Genes Tree Proposal** – Ed had provided a bid for \$1949.34 for trees for the community. Board was waiting on bids for planting before approving Green Genes Bid. Board reviews the bids on planting and Jessica motions to approve the bid from Pedroza Landscaping to plant the trees not to exceed \$1200. Claire seconds, all approve. Jessica motions to approve the bid from Green Genes for the trees at \$1949.34, Claire seconds, all approve.

Old Business

- **Walls** – Nothing new to report.

Open Discussion Topics Included

- Homeowner Jennifer Wiggins has a question about trees. She has observed several stakes around the community which she assumes are for new trees/shrubs. She wonders if the Board has any plans to replace trees along McClintock.
Board explains that trees in that area are inappropriate due to the narrow area between the sidewalk and wall so they will be putting plants in that area and will most likely focus on that area the next time they do a planting.
Jennifer also notes that there are some sink holes by the palms near Los Feliz and Stephens. Ed has also noticed this and the damage is likely being caused by the water fowl. They will let the landscapers know. Chuck says that sod from the spillway work could possibly be used to re-sod.
- Board asks Debbie to get a quote on monthly pet waste clean-up for the community.

Next meeting: The next meeting will be on March 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, Claire seconds. The meeting adjourned at 7:55pm