

Oasis Homeowner's Association
Board of Directors Meeting Zoom Meeting March 18 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. There are 2 homeowners present.

Review and Approval of Previous Meeting Minutes

Alan made a motion to approve the February 18 2021 meeting minutes with changes. Sue seconds, approved unanimously.

Financial Review

Alan recaps the February 2021 Financials. Total income for February was \$22,948.00. Total Maintenance and Repair is \$13,266.93. Alan asks Debbie to have the cost of the irrigation parts of \$162.30 reclassified to 8270. Total Parts and Supplies is \$2,319.34. Alan asks Debbie to have irrigation repairs reclassified to 8270. Total Utilities is \$2,671.30 and Total Administrative is \$5,359.76. This makes the Total Operating Expenses for February \$23,617.33 giving the community a net operating loss of \$699.33 for the month. Total Liabilities and Capital is \$754,580.86. Jessica motions to approve the financials, Diane seconds, all approve.

Lake Report

Board will be sent report via email.

Liaison Report

- Fountain lights were cleaned
- Debris was removed from fountains
- Alex is no longer the Yellowstone Rep for Oasis, it will now be Flavio. Chuck has spoken to him about the needs of the community.
- Chuck is working on getting a scrubber valve proposal; expected to be roughly \$630.
- Outdoor Lighting demonstration was disappointing. Chuck spoke with Jim at Outdoor Lighting and he may have some other options.
- Mike with Deca will be available for additional spillway work the 2nd or 3rd week of April.
- Water Fowl are making quite a mess around the lake; perhaps DO NOT FEED THE DUCKS sign is needed
- Ed has done the annual water report to SRP
- Tree planting was completed.
- Discussion about continuing on the spillway repairs. Chuck recommends doing the Oasis and Chilton cul de sacs. Alan motions to approve moving forward with those two cul de sacs not to exceed \$1270.25 per spillway, Claire seconds, all approve.

Architectural Report

Lot #350 – 1938 E Brentrup Dr

Approved 2/26/21

Renovation of front landscaping

- Front sitting area

Lot #170 – 1944 E Divot Dr

Approved 2/27/21 (Previously approved 12/19/19)

- Install new windows
- Paint exterior of house – Scheme #14

DEC 741 – Body – Bone White

Lot #298 – 1980 E Chilton Dr

Approved 3/3/21

Installation of solar panels (work already completed)

Lot #305 – 1952 E Chilton Dr

Approved 3/5/21

Replace existing front double security doors

Lot # 244 – 7203 S Hazelton Lane

Approved 3/8/21

Temporary remove 1 section of wall during excavation of swimming pool

Lot #249 – 7273 S Hazelton Lane

DENIED 3/11/21

Install playset in backyard. Unable to find playset 10' height limit. Requesting approval for one at 11'4".

- Request homeowner to have their neighbor approval to put in playset.

Lot # 192 – 7103 S Hazelton Lane

Approved 3/16/21

Replacing of wooded slats to grey composite slats on RV gate and side gate

Lot # 330 – 1962 E McNair Dr

Approved 3/16/21

Paint exterior of house – Scheme #7

DEC 6128 – Body – Sand Dune

DEC 6129 – Trim – Rustic Taupe

DEC 6127 – Pop-outs – Finest Silk

Lot # 323 – 1975 E Chilton

Approved 3/17/21

Front Landscaping – reworking irrigation, installing boarder pavers (Desert Blend), seasonal plants, new granite

Lot # 50 – 1841 E Drake

Approved 3/17/21

Replace front grass with desert landscaping and replant mesquite from backyard to front

New Business

- **Pet Waste Proposal** – Board reviews proposals and asks Debbie to get back to one of them for more info.
- **Homeowner request to move newly planted tree** – Board reviews homeowner request to move a newly planted tree. After some discussion Board decides to leave the tree where it is.

Old Business

- **Walls** – Diane to have a new estimate soon for repair, not a tear down.
- **Median Electrical Bids** – Discussed in Liaison Report.

Open Discussion Topics Included

- Homeowner Carolyn Boyles explains that she walks in the morning and the blowing from the landscaper is pollution and she has concerns for valley fever. Also, there is a leak in the street in front of her house. Ed assures her that the leak is a City issue, not an HOA issue and they have been notified. Chuck explains that blowing is routine, they are not starting prior to 7am and the parkway is 9/10 of a mile and it is done in thirds.

Next meeting: The next meeting will be on April 15, 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 8:03 pm