

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 Triboli

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

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 Sagacor 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

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 Triboli

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

Oasis Homeowner's Association

Board of Directors Meeting Zoom Meeting April 15 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 Debbie. There are 2 homeowners present.

Review and Approval of Previous Meeting Minutes

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

Financial Review

Alan recaps the March 2021 Financials. Total income for March was \$38,704.00 (this includes the \$10,500 the association received from the insurance company of the motorist who had an accident at the Los Feliz median). Total Maintenance and Repair is \$15,671.12. Alan asks Debbie to have the cost of the planting of \$1200 reclassified to 8281 and to reclass \$1270.25 to a new line item called Spillway/Drainage. Total Parts and Supplies is \$-383.14. Total Utilities is \$2,554.38 and Total Administrative is \$10,193.35 (high due to annual insurance premium payment). This makes the Total Operating Expenses for March \$28,035.71 giving the community a net operating gain of \$7,636.29 for the month. Total Liabilities and Capital is \$766,412.29.

Homeowner Mark Rubin has a question – he would like to know if the reserve total comes to roughly \$20K per lot. Alan says not quite because that total was of the operating and reserve accounts, that it is more like \$1700 per lot and the reserves are roughly 80% funded.

Sue motions to approve the financials, Diane seconds, all approve.

Lake Report

February lake report scores are looking good.

Liaison Report

- Fountain lights were cleaned and lights replaced
- Found out that fountains were working off of one photocell, this was split into two photocells
- Cleaned the lights at the entry
- Cut limb off tree on west side of lake, tree appears root bound so it may be dying off
- SRP Irrigation checked and cleaned the lateral flow – they still need to clean the grate
- Per a homeowner request about tree damaging wall – Board members went to have a look. Chuck met with Flavio of Yellowstone – there appears to be no major wall damage or cracks. Yellowstone will trim the branches on 5/5/21. Board would like to meet with homeowners and view the situation from the owner's backyard.
- Chuck reports that Flavio will have the crew trim the bougainvillea off the sidewalk
- Deca is running behind on scheduling the spillway work. Pushed back 2 or 3 weeks.
- Ed is keeping an eye on the newly planted trees.

Architectural Report

Lot #305 – 1952 Chilton – Denied – Front yard landscape
Lot #375 – 1915 Brentrup – Approved front pavers
Lot #81 – 1868 Chilton – Approved pavers
Lot #27 – 7078 Taylor – Approved exterior paint scheme 27
Lot #94 – 1878 Oasis – Approved exterior paint scheme 14

New Business

- **Pet Waste Proposal** – Board reviews revised proposal from Pet Butler where for another \$30 per month, they will also pick up around the lake. Alan motions to approve, Jessica seconds. Motion passes with 4 in favor and 1 opposed.
- **Board Walk Through** – Board will do a walk through on May 15th at 830am to mark areas with wall concerns. Jessica to put landscaping flags and take pictures to share with the Board for installation of plants.
- **Green Gene Invoice #21-317** - Board approves payment of Green Genes invoice in the amount of \$1494.36.

Old Business

- **Walls** – Board reviews the bid that Diane received from Viterbo. Board thinks the estimate needs more explanation and they have more questions about exactly how the top and bottom courses will be handled. Diane and Claire will both phone him and set up a meeting with the Board. Discussion about the cost of the walls, will they still be at 50/50 with the homeowners? How will the columns attach to the walls?
- **Median Electrical Bids** – Debbie to check for more vendors.

Open Discussion Topics Included

- Homeowner Barbara Crawford thanks the Board for their hard work. Would like to see more plants and bushes in the community and reports some light outages.
- Chuck reports that the water leak discussed last month was a City of Tempe main water line.

Next meeting: The next meeting will be on May 20th, 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: Sue motions to adjourn, Alan seconds. The meeting adjourned at 7:42 pm

Oasis Homeowner's Association
Board of Directors Meeting Zoom Meeting May 20 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 April 15 2021 meeting minutes with changes. Diane seconds, approved unanimously.

Financial Review

Alan recaps the April 2021 Financials. Total income for April was \$28,783.00. Total Maintenance and Repair is \$10,501.48 Total Parts and Supplies is \$2792.54. Total Utilities is \$2,695.47 and Total Administrative is \$3761.65 (high due to annual insurance premium payment). This makes the Total Operating Expenses for April \$19,751.14 giving the community a net operating gain of \$9085.15 for the month. Total Liabilities and Capital is \$775,497.44. Sue motions to approve the financials, Jessica seconds, all approve.

Lake Report

March and April lake report scores are looking good. Both were in the excellent range.

Liaison Report

- Board will now start to purchase trash bags for the association. They will be stored in the pump house.
- Chuck got keys from Osbaldo
- Did rounds of community for normal clean up items.
- Chuck reports that 3 stuck valves were repaired.
- Chuck has power washed the Elliot water feature and the sprays on the west side.
- Chuck met with Jake of In-Line Electrical. They may have a lighting alternative; he is checking prices.
- Ed checked on the water supply from SRP – currently the water is at a good level.
- After some discussion, Bougainvillea's and Yellow bells to be trimmed to the height of the wall.
- Community dwarf Olive trees will be cut down to bushes along Anozira Parkway.

Architectural Report

Lot #241 – 1961 Stephens– Approved – Security Door
Lot #47 – 1853 Drake – Approved – add back patio cover
Lot #62 – 7312 Heather – Approved – replace windows
Lot #270 – 1918 E Todd – Approved – add pavers
Lot #385 – 1821 E Dava – Approved – add shade cover
Lot #363 – 1983 Brentrup – Approved – replace garage doors
Lot #211 – 1939 Drake – Approved – exterior paint SW 7519 Mexican Sand

Pet Butler – March 29th – picked up 155 piles, April 26th – picked up 194 piles

New Business

- **Board Walk Through** – Approximately 15 trees were marked for Yellowstone to check on the roots and provide the Board with a quote to root prune. Chuck will meet with them.
- **Fish Proposal** - Board asks Debbie to check on price for new fish
- **Yellowstone Invoice # PHXE 196260** – Jessica motions to approve invoice for payment, Alan seconds, all approve.
- **Palm Trees** – scheduled to be trimmed the 2nd week of June.

Old Business

- **Walls** – Board is still working on an accurate bid.
- **Median Electrical Bids** – Debbie lets Board know status of contacting additional bidders.
- **Deca** – Chuck to follow up with Deca on scheduling.

Open Discussion Topics Included

- There was no open discussion.

Next meeting: The next meeting will be on June 17th, 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: Alan motions to adjourn, Sue seconds. The meeting adjourned at 7:48 pm

Oasis Homeowner's Association
Board of Directors Meeting Zoom Meeting June 17 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 6:01 pm by Jessica.

Review and Approval of Previous Meeting Minutes

Jessica made a motion to approve the May 20 2021 meeting minutes with changes. Alan seconds, approved unanimously.

Homeowner Discussion

Dan Crawford speaks to the Board regarding the lights on the palms along Los Feliz, replacing trees in the community and the status of the fence repair at the neighboring community of Capistrano.

Financial Review

Alan recaps the May 2021 Financials. Total income for May was \$27,840.80. Total Maintenance and Repair is \$12,815.95. Total Parts and Supplies is \$5515.58. Total Utilities is \$2636.37 and Total Administrative is \$6129.07. This makes the Total Operating Expenses for May \$27,096.97 giving the community a net operating loss of \$2288.17 for the month. Total Liabilities and Capital is \$776,296.96
Jessica motions to approve the financials, Sue seconds, all approve.

Lake Report

May lake report was emailed to the Board. Board asks Debbie to check with Pat Church about delivering the fish in the fall.

Liaison Report

- Discussion about lights on palm lights behind lot 313 (1910 McNair). Chuck and Ed to see if they can get the lights working. Alan motions that any parts required that cost under \$125 is approved. Jessica seconds, all approve.
- McClintock North water feature pump on order
- Deca is working on a replacement screen for the Y strainer.
- Deca can do another one or two spillways in July.
- Palms are being trimmed
- Chuck told crew that volunteer palms need to be removed.
- Bees in the pump house were removed
- Chuck programmed the timers with Osbaldo
- Chuck to check on the timer/valve on Kenwood and see if it is still being operated manually
- Ed trimmed the drawf olive trees

Architectural Report

Lot #316 – 1923 McNair– Approved – Solar panels
Lot #99 – 1891 Oasis – Approved – exterior paint
Lot #322 – 1971 Chilton – Approved – pavers
Lot #8 – 7050 Heather – Approved – landscape changes
Lot #96 – 1886 Oasis – Approved – exterior paint
Lot #85 – 1869 Chilton – Pending – replace garage door

New Business

- **Limb Removal / Tree Removal** – Board reviews 2 bids. Board approves the bid from Harris and Son's provided Debbie hears back from the owner with the limb removal.
- **Root Pruning** - Board has a bid from Yellowstone. Chuck to meet with Harris and Son's for a 2nd bid.
- **Stratman Law Firm Inc # 13624** – Jessica motions to approve invoice for payment, Alan seconds, all approve.
- **Stratman Law Firm Inc # 13770** – Alan motions to approve invoice for payment, Jessica seconds, all approve.
- **Inline Electrical Resources Proposal** – Chuck explains that for \$150 they can set up a display for the Board to see. Chuck to get a bid of what the display will include.
- **Additional shrubs around Anozira Parkway** – This will wait till October however Jessica and Diane to walk with Ed for a count of type of shrubs and number to order.

Old Business

- **Walls** – Discussion about refreshing the bid due to inflation. Claire and Diane to get a list of specific questions to Debbie to check with the attorney on about processes.

Open Discussion Topics Included

- There was no open discussion.

Next meeting: The next meeting will be on July 15th, 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: Alan motions to adjourn, Sue seconds. The meeting adjourned at 8:22 pm

Meeting reopened 8:26pm

Jessica makes a motion to have Deca install the 3 remaining spillways by the end of the year at a cost not to exceed \$4000. Alan seconds, all approve.

Adjournment: 8:30pm

Oasis Homeowner's Association
Board of Directors Meeting Zoom Meeting July 15 2021 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Triboli

Call to Order: Meeting was called to order at 6:01 pm by Jessica.

Review and Approval of Previous Meeting Minutes

Alan made a motion to approve the June 17 2021 meeting minutes with changes. Claire seconds, approved unanimously.

Financial Review

Alan recaps the June 2021 Financials. Total income for June was \$28,661.50 of which \$5320.80 was from delinquent income. Total Maintenance and Repair is \$21,436.44. Total Parts and Supplies is \$836.15. Total Utilities is \$2,865.42 and Total Administrative is \$6,164.51. This makes the Total Operating Expenses for June \$31,302.52 giving the community a net operating loss of \$2,384.11 for the month. Total Liabilities and Capital is \$773,912.85. Jessica motions to approve the financials, Sue seconds, all approve.

Lake Report

June lake report will be emailed to the Board.

Liaison Report

- Chuck to talk to Rick with Aquatic Consultants about water feature chemicals
- Flavio and Osbaldo installed a 2 cycle with two stations simultaneous – this is doing well with the new fertilizer
- Controllers were reset
- New LEDs and photo cells were installed behind Dan's house
- Mesquite Tree branch fell – Ed instructed Flavio that the tree needs additional trimming
- Fixed a stuck valve
- Chuck is coordinating the display for the Board by Inline Electrical Resources
- Replaced controller on spray on Jackie's Bay and it is now able to be turned off at night
- Put up barricades for the mesquite tree around the lake
- Cleaned out N. McClintock water feature
- Cleaned the water fountain lights in the lake
- South McClintock northern side planter with palms is leaking
- Cleaned out pump house
- Removed pine needs from water feature on Elliot

Architectural Report

Lot #109 – 7420 S Kachina Dr– Approved – Front Security Door

Lot #85 – 1869 E Chilton Dr – Conditional Approval – painting garage door one of the house schemes

Lot #234 – 1982 Stephens – Approved – painting security door

Lot #385 – 1821 Dava – Approved – replacing sliding glass door

New Business

- **Tree Removal** – Tree removal behind 1832 Dava will be on July 29th.
- **Root Pruning** - Board has a bid from Yellowstone. Chuck to meet with Harrison and Son's for a 2nd bid.
- **Inline Electrical Resources Proposal** – Addressed in the Liaison Report.

Old Business

- **Walls** – Tabled

Open Discussion Topics Included

- The annual meeting will be held via Zoom.

Next meeting: The next meeting will be on August 19th, 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: Alan motions to adjourn, Sue seconds. The meeting adjourned at 7:28 pm

Oasis Homeowner's Association

Board of Directors Meeting Zoom Meeting August 19 2021 6:00 PM

OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:08 pm by Jessica.

City of Tempe Presentation

Laura with Neighborhood Services and Chase with Transportation are present to talk about the Country Club Way Bicycle & Pedestrian Improvement Project. For more information on this visit

<https://www.tempe.gov/government/engineering-and-transportation/transportation/bicycle-pedestrian/country-club-way>

Minutes

Jessica motions to approve the July 15 2021 minutes with changes, Alan seconds, all approve.

Financial Review

Alan recaps the July 2021 Financials. Total income for July was \$28968.00. Total Maintenance and Repair is \$11,864.79. Total Parts and Supplies is \$63.22. Total Utilities is \$2905.86 and Total Administrative is \$4191.46. This makes the Total Operating Expenses for July \$19,025.33 giving the community a net operating gain of \$6910.67 for the month. Total Liabilities and Capital is \$783,912.01

Jessica motions to approve the financials, Sue seconds, all approve.

Lake Report

June and July lake reports were emailed to the Board. May's score was 42 excellent, June was 43 excellent and July was 41 good.

Pet Butler Report

May: 43 piles around the lake and 142 piles of waste around the loop

June: 26 piles of waste by the lake and 137 piles on the rest of the property

July: 25 piles of waste by the lake and 131 piles of waste on the loop

Liaison Report

- Installed new timers for sprinkler along Shutterfly
- Cleaned out valve along Shutterfly
- Checked sprinklers along Shutterfly and Kenwood
- Cleaned Elliot water feature
- Set up outdoor light demonstration from Jake at Inline Lighting for the Board
- Trimmed tree branches along canal
- Checked community for storm damage
- Checked fountain near pump house
- Noted that Red Push Pistache by the McClintock South water feature has died. Will get bid to Board to remove it.

Architectural Report

There are only 2 pending requests. No approvals in the last 30 days.

New Business

- **Inline Electrical Resources Proposal** – Alan motions to hire Inline to do four lights with an install date to be determined and to pay a deposit not to exceed \$3K. Jessica seconds, all approve.
- **Stratman Law Firm Invoice** – Jessica makes a motion to approve invoice #3441 for \$583, Sue seconds, all approve.
- **Green Genes Plant Bid** – Alan motions to accept the bid from Green Genes, for a total with plants and labor not to exceed \$2500, with an install in October. Jessica seconds, all approve.
- **Median Improvements were discussed**

Old Business

- **Walls** – Tabled

Open Discussion Topics Included

- The annual meeting will be held via Zoom.

Next meeting: The next meeting will be on September 16, 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: Alan motions to adjourn, Sue seconds. The meeting adjourned at 8:44 pm

Board Members Present via Zoom: Alan Heikkala, Sue Fogel, Diane Petteruti, 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.

Open Discussion (2 minutes)

- Barbara Boda – addresses the Board regarding the submittal process, Architectural Guidelines and trimming the plants back behind lot 310
- Chris Lucero – addresses the Board about pet waste and wild mushrooms
- Lisa Zyriek – addresses Board about neighboring backyard construction

Minutes

Sue motions to approve the August 19 2021 minutes with changes, Jessica seconds, all approve. Sue states that a note was left on the meeting notice sign about posting of minutes on the website. Minutes for the previous meeting are approved at the next regular Board meeting and are then posted.

Financial Review

Alan recaps the September 2021 Financials. Total income for September was \$27,977.66. Total Maintenance and Repair is \$12,956.82. Total Parts and Supplies is \$3,040.94. Total Utilities is \$3,425.74 and Total Administrative is \$5,300.81. This makes the Total Operating Expenses for September \$24,724.31 giving the community a net gain of \$3,309.40 for the month. Total Liabilities and Capital is \$802,903.44

Diane motions to approve the financials, Sue seconds, all approve.

Lake Report

August and September Lake reports were emailed to the Board. Debbie to check on schedule for fish delivery

Pet Butler Report

September: 20 piles around the lake and 121 piles of waste around the loop

Liaison Report

- Cleaned McClintock north water feature
- Meet with Mike from Deca about spillways
- Refilled pet waste stations
- Communicated with Jake from Inline about median lights
- Cleaned lights at water features / cleaned fountain lights
- Reset timers for McClintock & Elliot feature due to power outage

Architectural Report

LOT #216 – 1960 E Dava Dr Approved 8/24/21 Install Pergola. Neighbor approval attached.

Lot # 362 – 1989 E Brentrup Dr Approved 8/27/21 Inground pool with rock slide and backyard landscape

LOT #154 – 1851 E Stephens Dr 8/27/21 – **DENIED Homeowner** was asked to provide drawings on 8/12. Homeowner needs to resubmit with drawings

Lot #365 1971 E Brentrup Dr Approved 9/7/21 New window installation

Lot 135– 1889 E Dava Dr Approved 10/5/21 Replace kitchen and master bathroom window

Lot # 154 – 1851 E Stephens Dr Approved 10/5/21 Install solar panels

LOT # 49 – 1845 E Drake Approved 10/5/21 Replace windows like for like

LOT #85 – 1869 E Chilton Dr Approved 10/8/21 Paint exterior of home using Scheme 26

LOT #265 – 7364 S Hazelton Dr Approved 10/8/21 Install solar panels. NOTE: Work was already completed

LOT #326 – 7450 Kenwood Ln Approved 10/12/21 Repaint exterior – Scheme #8

LOT #249 – 7273 S Hazelton Ln Pending Permanent holiday lights

New Business

- **Inline Electrical Resources Proposal** – Jessica spoke with Jake at Inline. HOA has put a deposit down already but Inline needs to order additional parts so they are available. Claire motions to approve an additional deposit to Inline in the amount of \$7821.29, Jessica seconds, all approve.
- **Front Entry Flowers** – Homeowner request to plant flowers at the entries. Diane to check with homeowner on more specifics.
- **Officer Positions** – Sue motions that all Board positions will remain the same, Alan seconds, all approve.
- **Median Improvements were discussed.** Chuck to get bids to the Board to review.
- **Landscaping Bids** – Board has 2 bids to review one from Yellowstone and one from Deca. Board asks Debbie to check with Yellowstone about a 25% increase only and to get additional bids.
- **2022 Budget** – This item is tabled.

Old Business

- **There is no old business**

Next meeting: The next meeting will be on November 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, Alan seconds. The meeting adjourned at 8:40 pm

Oasis Homeowner's Association
Board of Directors Meeting November 18 2021 6:00 PM
OPEN SESSION MINUTES

Board Members Present via Zoom: Alan Heikkala, Sue Fogel, Diane Petteruti, 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.

Yellowstone Landscape – Pat Galan of Yellowstone is here to speak to the Board about their proposed contract renewal and to answer any questions.

Minutes

Sue motions to approve the October 21 2021 minutes with changes, Jessica seconds, all approve.

Financial Review

Alan recaps the October 2021 Financials. Total income for October was \$28,369.07. Total Maintenance and Repair is \$14,593.53. Total Parts and Supplies is \$447.82. Total Utilities is \$3036.24 and Total Administrative is \$3198.72. This makes the Total Operating Expenses for October \$21,276.31 giving the community a net loss of \$466.90 for the month. Total Liabilities and Capital is \$802,436.54. Alan asks Debbie to reclass the amount of \$2827.25, check on Credit Card Late Fees and balance of Cap Reserves Account decreasing. Claire motions to approve the financials, Diane seconds, all approve.

Lake Report

October Lake report was emailed to the Board. Board was updated via email on fish delivery.

Pet Butler Report

October: 22 piles around the lake and 132 piles of waste around the loop

Liaison Report

- Turned down water at canal
- Met with Mike from Deca and Claire / Jake from Inline / Diane – median landscaping
- Replace backup batteries on water features – power outage – talked to SRP
- Locate and purchase new sprinkler filters for landscapers
- Located/picked up/ replaced new timer / cleaned water features'
- Checked batteries adjusted timers
- Created Median proposals comparison for the Board
- Requested landscaping bid from Deca for the Board
- Picked up flowers for entry way pots
- 44 areas are marked for new plants in the community
- Tree transplants from medians are complete

Architectural Report

LOT #295 - 1973 E Todd Dr

Approved 10/25/21 Outdoor kitchen.

Lot # 295 – 1973 E Todd Dr

Approved 10/26/21 Outdoor kitchen with a shade – requested drawing

LOT #7273 S Hazelton Ln

Approved 10/26/21 Permanent Lighting

Lot #286 – 1966 E Todd Dr

Approved 10/26/21 Reconstructing pony wall

Lot 302 – 1964 E Chilton Dr

Approved 10/5/21 Replacing 3 awnings (balcony/patio/west side of ramada)

LOT 363 – 1983 E Brentrup Dr

Approved 11/9/21 Repaint exterior of house using scheme 26

Deca Specialties – Mike from Deca Specialties is here to speak to the Board about their proposed contract renewal and to answer any questions

New Business

- **Inline Electrical Resources Proposal** – Alan motions to approve the revised bid of \$30,463.56 which includes the underground conduit. Sue seconds, all approve. Alan notes that the association has paid \$10,649.54 in deposits so far, making the amount due \$19,815.02.

Old Business

- **Median Proposals** – Via an earlier unanimous email vote, Board decided to approve the bid to re-landscape the medians from Deca. This will be done in phases – removal, install electric, re-landscape. Decision of what to plant in the median is tabled and will most likely be decided via email.
- **Budget** – Alan motions to increase the assessments by \$5, Sue seconds, all approve. Board will be increasing the dues to \$75 per month effective 1/1/22. Debbie to send the draft budget to Alan to make corrections.

Open Discussion

Lisa has some questions for the Board regarding a submittal from one of her neighbors and a violation on another neighbor. Discussion about making the guidelines easier to find on the website.

Next meeting: The next meeting will be on December 16, 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, Alan seconds. The meeting adjourned at 8:40 pm

Oasis Homeowner's Association
Board of Directors Meeting December 16 2021 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Triboli

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

Deca Specialties: Mike is present to review the 2 phases of landscape work done on the medians off McClintock and Los Feliz. Phase 1 was the irrigation and phase 2 was the plants/rock. Irrigation was in worse shape than expected and took slightly longer. Deca will be keeping an eye on the palms as they adjust to their new irrigation.

Minutes

Alan motions to approve the November 18 2021 minutes with changes, Sue seconds, all approve.

Financial Review

Alan recaps the November 2021 Financials. Total income for November was \$25,314.00. Total Maintenance and Repair is \$15,057.02. Total Parts and Supplies is \$-2,329.32 (negative because the items were reclassified). Total Utilities is \$3072.57 and Total Administrative is \$3046.19. This makes the Total Operating Expenses for November \$18,846.46 giving the community a net gain of \$3696.39 for the month. Total Liabilities and Capital is \$806,132.93. Claire motions to approve the financials, Sue seconds, all approve.

Lake Report

November Lake report was emailed to the Board. Algae is causing the lake to look murky. Lake score and fish are in good condition.

Pet Butler Report

November: 37 piles around the lake and 137 piles of waste around the loop

Liaison Report

- Meeting with Mike - DECA
- Looking for landscapers and talking with Yellowstone - no landscapers on site today
- Changed times for sprinklers around the lake / Jackie's bay. Replace dog bags in 1 of the stations
- Met with Ed to look at areas to relocate 5 Mountain Laurels
- Met Mike at spillways
- Augustine re water feature pots. Angel re cleaning out the irrigation drip lines
- Talked to SRP rep - Blue Stake
- Designed new screen for cleaning sprinkler filters
- Met with DECA crew
- Diane and Sue searching for new lights for wreaths
- Cleaned new spillways
- Helped Diane water pots at Elliot water feature
- Met with DECA crew. Traffic control on McClintock entrance. Blow debris at entrances
- Watering flowers Elliot entrance. Checking valves.
- Put out flags. Talked to DECA crew
- Signs for board meeting. Laminated months
- Landscapers checking sprinklers
- Ed - checking number of trees
- Ed - checking number of trees / Sue
- Diane and Sue cleaning pots by benches & water features

- Put signs out for board meeting. Checked drips/ picked up & replaced bubblers for pots at water features
- Jake Inline Electrical / talked to board / email board
- Reprogrammed sprinkler timers
- Troy - Inline Arizona
- Meeting with Inline crew / DECA crew
- Talked to Jake - Inline Arizona
- Ed - helped with drips to replanted Mountain Laurels
- Syncing median lights to cell phone
- Refilled doggie bags in all stations / checked canal
- Mike - DECA / board to look at possible plants for median
- Wreaths at water features
- Mike - DECA - marked off medians for plants & boulders
- Jake - Inline Arizona adjusted and tweaked median lights

Architectural Report

LOT #286 - 1966 E Todd Dr

Approved 11/22/21 replace garage door

Lot # 385 – 1973 E Todd Dr

Approved 12/16/21 Playhouse

New Business

- **Inline Electrical Resources Invoice** – Board agrees to pay them \$19,815.02 per the contracted price.
- **Iron Fencing Bids** – Board reviews 4 bids. Claire motions to approve the bid from 5 Star Welding. Alan seconds. Sue votes no. Motion passes.
- Board ratifies that in a unanimous vote a 30-day notice was given to Yellowstone Landscaping and a new contract was signed with Deca Specialties to begin on 1/1/22.
- **Deca Median Project Invoice** – Board reviews and approve the invoice in the amount of \$16,425.67.
- **Yellowstone final invoice** - Board discussed giving an early termination to Yellowstone. Debbie to check with them.
- **Green Genes Invoice** – Board approves invoice in the amount of \$874.52 for plants around the parkway.

Old Business

- **Budget** – Alan motions to approved the budget with \$5 assessment increase, Sue seconds, all approve.

Open Discussion

There are no homeowners present.

Next meeting: The next meeting will be on January 20, 2022

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, Alan seconds. The meeting adjourned at 7:43 pm