

Oasis Homeowner's Association
Board of Directors Meeting January 20 2022 6:00 PM
OPEN SESSION MINUTES

Board Members Present: 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.

Deca Specialties: Board was provided with a monthly report via email.

Minutes

Claire motions to approve the December 16 2021 minutes with changes, Alan seconds, all approve.

Financial Review

Alan motions to let The Great American Annuity is rolled over with no changes, Jessica seconds, all approve. Alan recaps the December 2021 Financials. Total income for December was 33,048.02. Total Maintenance and Repair is \$6295.00. Total Parts and Supplies is \$18,690.98 (Debbie to have accounting reclass \$1125 to a new line item for Plantings and \$16,425.67 from 8282 to 8060). Total Utilities is \$8416.76 which includes the annual water usage from SRP and Total Administrative is \$3141.38. This makes the Total Operating Expenses for December \$36,544.12 giving the community a net loss of \$6528.10 for the month. Total Liabilities and Capital is \$783,079.94. Jessica motions to approve the financials, Sue seconds, all approve.

The final Yellowstone invoice was \$6568. Alan motions to pay the invoice, Claire seconds, all approve.

Lake Report

December Lake report was emailed to the Board. Algae is causing the lake to look murky. Lake score is the same as November. Water is still murky and we have to just wait it out.

Pet Butler Report

December: 32 piles around the lake and 141 piles of waste around the loop

Liaison Report

- Meeting with Mike - DECA
- Jake - Inline Arizona
- Put out signs for board meeting
- Jake - Inline Arizona - adjusted McClintock entrance
- Called non-emergency number regarding Los Feliz entry
- Cleaned sprinkler filters / police called
- Fixed sprinkler leak near sidewalk - benches @ McClintock
- Put out "Do not feed ducks"
- Fixed sprinkler leak at palm trees near lake
- Changed lighting on both median entrances
- Median lights out on McClintock entrance
- Talked to Mike - DECA / Debbie
- Jake - Inline AZ
- Reprogrammed lights at both medians
- Ordered locks for electrical boxes and put locks on
- Started blowing around Anozira Parkway
- Talked to DECA crew
- Continued blowing around Anozira Parkway

- Changed lighting on both median entrances
- Meeting with Mike - DECA
- Checked dry wells/canal

Architectural Report

LOT #173 – 1956 E Divot Dr

Approved 12/29/21 window replacement

Lot # 377-1828 E Dava Dr

Approved paint exterior scheme 27

New Business

- **HOA Tablet** – Alan motions to have Chuck purchase a tablet for the community not to exceed \$150 primary use is for the new median lighting. Jessica seconds, all approve.
- **Iron Fencing**– Board agrees to meet and walk around to look at view fencing on Saturday, Feb 5th at am.

Old Business

- **Lot 285** – Discussion about the repair done to the view fencing.
- **Lot 244** – Sue spoke with the contractor about having the repaired by February 1 2022.

Open Discussion

There are no homeowners present.

Next meeting: The next meeting will be on February 17, 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: Jessica motions to adjourn, Sue seconds. The meeting adjourned at 7:36 pm