

**Oasis Homeowner's Association**  
Board of Directors Meeting March 17 2022 6:00 PM  
**OPEN SESSION MINUTES**

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

**Kinney Management Services Representative:** Debbie Tribioli

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

**Deca Specialties:** A report is provided to the Board to review.

**Minutes**

Claire motions to approve the February 17 2022 minutes, Sue seconds, all approve.

**Financial Review**

Alan recaps the February 2022 Financials. Total income for February was \$28,034.88. Total Maintenance and Repair is \$12,700. Total Parts and Supplies is \$140.52. Total Utilities is \$2825.23 and Total Administrative is \$3515.14. This makes the Total Operating Expenses for February \$19,180.89 giving the community a net gain of \$8905.10 for the month. Total Liabilities and Capital is \$818,640.89. Jessica motions to approve the financials, Claire seconds, all approve.

**Lake Report**

Aquatic Consulting reports for January and February were forwarded to the Board via email.

**Pet Butler Report**

February: 21 piles around the lake and 127 piles of waste around the loop

**Liaison Report - Chuck**

Met with DECA crew - turned over keys  
Talked to Mike at DECA - sprinklers  
Checked sprays and water features  
Purchased mini ipad at Costco  
Programmed light on median  
Programmed lights on median  
Meeting with Mike at DECA  
Put out signs for board meeting / picked up  
Changed median lights  
Put out signs - NO FISHING  
Sprinkler valve stuck at south end  
Talked to Mike at DECA / Jorge re sprinkler valve  
Homeowner mail - talked with landscapers (collected). Called Tempe police and met with officer  
Checked Elliot water feature  
Changed median lights

**Liaison Report - Ed**

Regular monitoring of lake level and water inflow with SRP  
monitoring of spaded Sophora secundiflora in common areas  
visual inspection of recently planted shrubs and vines  
Spot irrigation checks on suspect problem spots  
Upcoming things to do:  
Supplemental hand water of 5 Mountain Laurels (They are not blooming yet)

Contact Louis (neighbor) who is a professional diver to inspect intake screen and wet well of the lake

## **Architectural Report**

### **LOT #295 – 1973 E Todd Dr APPROVED – 2-25-22**

Replace windows and front door balcony with Anderson E Series. Sierra bronze color

## **New Business**

- Homeowner reports homeless camped by Shutterfly.
- Homeowner with a request for a POD at her resident for 3 months is granted. Owner must give the management company the start and completion dates.

## **Old Business**

- Board has a bid from Marcel Painting for the view fencing. Debbie to get 2 more bids for the Board.
- Debbie to get copies of block repair and view fencing repair bids to Board.
- Post caps – Board prefers the pyramid style covers but will table ordering them until more information can be obtained on how to paint them.
- Architectural Guidelines – tabled until next meeting

## **Open Discussion**

There are no homeowners present.

**Next meeting:** The next meeting will be on April 21, 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 7:09 pm