

Oasis Homeowner's Association
Board of Directors Meeting April 21 2022 6:00 PM
OPEN SESSION MINUTES

Board Members Present: 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 6:03 pm by Jessica.

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

Minutes

Jessica motions to approve the March 17 2022 minutes, Diane seconds, all approve.

Financial Review

Alan recaps the March 2022 Financials. Total income for March was \$30,705.50. Total Maintenance and Repair is \$14,055.35. Total Parts and Supplies is \$0. Total Utilities is \$2619.76 and Total Administrative is \$10,178.25 with includes the yearly insurance payment. This makes the Total Operating Expenses for March \$26,853.36 giving the community a net gain of \$1802.14 for the month. Total Liabilities and Capital is \$824,444.04. Sue motions to approve the financials, Claire seconds, all approve.

Lake Report

Aquatic Consulting report for March was forwarded to the Board via email.

Pet Butler Report

March: 32 piles around the lake and 137 piles of waste around the loop. Alan motions to purchase new pet waste signs for around the lake with a cost not to exceed \$100. Diane seconds, all approve.

Liaison Report - Chuck

Talked to Mike at DECA

Met with Mike at DECA

Checked water features

Talked to Mike at DECA

Met with Mike at DECA

Talked to Mike at DECA

Put signs out for board meeting

Changed colored lights on median

Cleaned water fountain lights

Picked up signs for board meeting

Checked water features

Met with Mike at DECA

Talked to Mike and Jorge at DECA

Clean sprays at Jackie's bay

Talked to Mike at DECA

We have two water features down. Elliot was the first one down. My records show that it was replaced in May 2021.

Ed helped me remove it and I took it to my supplier who will have it checked out. Hope to know in the next week or two if it can be repaired. If it can't be fixed they have said we're at 55+ business days to get a replacement. I

pressure washed the steps and took the cage to the pump house.

The south side McClintock was next. Checked my records on it and was replaced in early January 2021. Since it is beyond the 1-year time frame, it's estimated to cost us about \$300 to have it checked out to see if it is repairable. If it is repairable, it definitely would be the way to go. The list price for a new one now is almost \$8200.

Alan motions to approve Chuck to make emergency/unplanned/ unexpected irrigation repair decision up to \$1000. Diane seconds, all approve.

Jessica motions to approve the pump inspection up to \$400. Alan seconds, all approve.

Liaison Report - Ed

- Maintain lake levels.
- Monitor general health of Mountain Laurels and other plantings.
- Cleaned lenses and replaced spot lights as needed in lake fountains
- includes cleaning of intakes and spouts.
- Plug off/replace popped off emitters around the circle.
- Monitor of monument waterfalls. Initial reset of Elliot entrance.
- Chuck will fill the board in on our latest breakdowns.
- Discussed With Louis Simms (the diver) scope of work requested. Scope includes diving into the pump vault to check on the vibration and to check the condition and location of the screening on the inlet.
- Regarding Louis:
- He expects to be in town for the near future. Came up with a cost of \$100/hr. plus cost of equipment rental (probably no more than \$100) minimum 3 hours.
- He should be able to finish the job in that time.
- I suggest putting a limit on the cost (maybe \$500)
- Upcoming items:
- Elliot and South side McClintock entrance waterfall pumps are down.
- Continue monitoring Mountain Laurels as the weather gets hotter.
- Hopefully have the lake intake screen and turbine well pump inspected.

Claire motions to approve up to \$500 for the diver, Alan seconds, all approve.

Architectural Report

LOT # 213 – 1931 e Drake Dr APPROVED 3-21-22

Repainted home using existing color

LOT #374 – 1919 E Brentrup Dr APPROVED – 3/29/22

Driveway extension 18'x10'

LOT #81- 1868 E Chilton Dr PENDING APPROVAL FROM BOARD

Screen cover for roses for months June-September

LOT #257 – 5385 S HAZELTON LN APPROVED 4/18/22

Repaint exterior of home using Scheme #18

Painting was done prior to submitting architectural submittal

New Business

- There is no new business.

Old Business

- Deca invoice #2943 is approved.
- View Fence Bidding – tabled until next meeting
- Architectural Guidelines Review – tabled until next meeting

Open Discussion

There are no homeowners present, however email inquiries were sent by Barbara Boda regarding wall damage, Lisa Zyriek regarding irrigation and James Colman regarding no trespass signs

Next meeting: The next meeting will be on May 19, 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: Alan motions to adjourn, Sue seconds. The meeting adjourned at 8:28 pm