

Oasis Homeowner's Association
Board of Directors Meeting May 19 2022 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

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

Deca Specialties: Mike is Present. In addition to the report in the packets, fertilization will begin next week and aeration the week after. Mike has several bids for palm tree trimming. Those will be forwarded to the Board. Discussion about changing the water feature pumps to external pumps vs the current submersible pumps. Board will review those bids when they are available. Canal mowing was completed.

Minutes

Alan motions to approve the April 17 2022 minutes with changes, Sue seconds, all approve.

Financial Review

Alan recaps the April 2022 Financials. Total income for April was \$31,585.00. Total Maintenance and Repair is \$15,075.35. Total Parts and Supplies is \$766.39 Total Utilities is \$2786.12 and Total Administrative is \$3950.34. This makes the Total Operating Expenses for April \$22,578.20 giving the community a net gain of \$6956.80 for the month. Total Liabilities and Capital is \$833,705.58. Sue motions to approve the financials, Diane seconds, all approve.

Lake Report

Lake report was emailed to the Board. Report is good.

Pet Butler Report

April: 31 piles around the lake and 157 piles of waste around the loop

Liaison Report

- talked with Mike - DECA
- Checked water features and cleaned
- Met with Robert from DECA
- Talked to Mike at Deca re water/mowing
- Cleaned water sprays at Jackie's bay
- Talked with Rick from Aquatic Consulting re Golden Algae
- Checked electrical on south water feature
- Checked both S McClintock and Elliot water features
- Talked to Mike at DECA
- Changed color on median lights
- Walked the lake, lowered canal water coming in
- Changed color on median lights
- Talked to Chris City of Tempe re: Elliot/Shutterfly repair
- Left messages with Donna regarding Elliot / Shutterfly repair
- Talked to Mike from DECA
- Changed color on median lights
- Talked to Mike from DECA
- Met with Mike from DECA
- Diver was at the lake today. Sandbags were added to the gap under the cage to prevent fish from getting in. Diver also removed roots from the vault.

Architectural Report

LOT # 153 – 1857 E Stephens Dr

APPROVED 4/22/22

Repaint exterior of home using Scheme #7

LOT #81 – 1868 E Chilton Dr

APPROVED – 4/25/22

Screen cover to protect roses from June-September. Using removable pvc posts

LOT #287- 1970 E Todd Dr

APPROVED – 5/9 /22

Replace side gate

LOT #85 – 1869 E Chilton Dr

APPROVED 5/9/22

Concrete driveway extension

New Business

- **Trash Container Lids** – Board has a bid for powder coating 6 lids at \$500. Board will wait for one more from Diane.

Old Business

- **Block Wall Repair** – Chuck submits to the Board a proposal to reset the couple fence block that had fallen from the southeast corner of the property (Brentrup & Kenwood) with colored mortar similar to the original mortar used. The cost of this would be \$150. Alan motions to approve, Diane seconds, all approve.
- **View Fence Bids** – this item is tabled until the next meeting.
- **Architectural Guidelines** – this item is tabled until the next meeting.

Open Discussion

There is one homeowner request to cut a tree by his lot.

Next meeting: The next meeting will be on June 16th 2022 at the KMS offices.

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 7:41 pm