

OASIS AT ANOZIRA COMMUNITY ASSOCIATION

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Annual Meeting of Members

*First Baptist Church of Tempe – 4525 S McClintock Drive, Tempe
September 15, 2022*

Call to Order: President, Jessica Ireland called the meeting to order at 6:00 pm.

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

Management Representative: Debbie Tribioli from Kinney Management Services.

Quorum: Quorum was established represented in person or by absentee ballot.

President's Report:

Good evening and thank you for attending our Annual Meeting of the Members. It is nice to be meeting in person again. It has been a great experience serving as President on the Board since October 2019, and doing my part to give back to our beautiful community. It has been a pleasure working alongside the other Board Members that volunteer countless hours of their personal time to help make our community a great place to call home. Their valuable time, true dedication and continuous contributions to the community is greatly appreciated and invaluable.

Due to Covid-19 and variant concerns, The Board made the decision to not have an annual picnic last year and again this year. Our hope was to resume our annual picnic in 2022 but we decided to wait another year. The Board will update the community once a decision has been reached regarding resuming the annual picnic in 2023.

The Board began holding our monthly Board Meetings in person again at First Baptist Church of Tempe in November 2021. We resumed our in-person Board Meetings again at Kinney Management in June 2022. We plan to continue with our in-person Board Meetings at Kinney Management. As a reminder, we welcome and urge homeowners to attend the open sessions of the Board Meetings.

1. Lake and Surrounding Area

Since our 2021 Annual Meeting of the Members, we had 3 additional spillways around the lake added in order to minimize erosion around the lake. These spillways have helped to protect the integrity of the existing rock work, the lake edge and the landscaping. This project is now complete

The Board approved the powder-coating of the trash cans tops around the lake sidewalk. This was completed and the trash can tops look much better.

The water pump at the Elliot entrance water feature, as well as the water pump at the McClintock south water feature stopped working in April. Both pumps had been replaced in 2021, but had exceeded the one-year warranty period. The cost to simply repair (if possible) are now the equivalent of the cost of the pumps in 2021. The cost for new pumps have increased 2.5X what we paid in 2021 to \$8200. The Board is considering options.

Emergency repair for flood at pump house caused by crack in elbow joint. Although leak was fixed, we need a more permanent solution. The quote we received for the interior redesign was \$3753. There will also be a cost of +/- \$4000 for the excavation of the trench and reconnecting to the existing main irrigation line. The Board is awaiting the final financial figures and it will be further discussed at our next Board Meeting.

The HOA contracted a diver to check the pump vault and lake inlet. We also added 36 sandbags to secure the water intake screen.

The lake was re-stocked with 100 white amurs. These fish assist with controlling weeds and some algae growth.

We have continued to see garbage regularly being discarded along several areas of Anozira Parkway. We believe the garbage is being discarded purposely. If you are safely able to provide a description and/or the license plate of their person purposely discarding debris, it would be appreciated. If you see someone purposely littering garbage along Anozira Parkway, please contact Debbie Tribioli with Kinney Management to report the incident(s). License plate info and/or a description of the person would be helpful. If you happen to have a security camera directly toward the Anozira Parkway and see anything suspicious, please report it.

The Board has continued to notice some dog owners are still not picking after their pets. We speculate many of these dog owners live outside the community. Animal waste is unsanitary, unsightly and smelly for those that enjoy using the pathway around the lake and the sidewalks around Anozira Parkways. Pet Butler continues to collect and dispose of the dog feces around Anozira Parkway and the lake. This service began in April 2021 and is conducted once a month. This service is not meant to negate the responsibility of dog owners to pick up after their pets but it has helped keep the areas around Anozira Parkway and the lake cleaner, more sanitary and less smelly. If you are a pet owner, please respect our community and clean up after your pet(s).

2. Landscaping, Palm Tree Trimming & Shrub Planting

Our longtime vendor, Yellowstone Landscaping, notified the Board in June, 2021 they would be raising our monthly fee and would present the information to The Board. After a few months of "no shows" at our Board Meetings, they notified us in October, 2021 that they were increasing our all-inclusive landscaping services of \$10,948 by 45% to \$15,826. While The Board obtained quotes and was considering the services of other landscape vendors, we requested Yellowstone only increase the rate by 25%.

Representatives from Yellowstone did finally attended our December Board Meeting with an attempt to justify the significantly rates increase. They offered a revised monthly rate of \$14,997, apologized for not attending earlier meetings to explain the dramatic rate increase and for the decrease in the level of service we had been receiving.

After consideration of the bids The Board received, effective January 1, 2022, DECA was awarded the landscape contract for a proposed monthly rate of \$11,750. Their landscape service includes al a carte pricing for tree trimming and grass overseeding. Unfortunately, with the significant increase in fuel, fertilizer and waste disposal, effective July 1st, DECA reluctantly had to increase our monthly rate by \$501.72.

The owner of DECA regularly attends Board meetings and provides landscape reports. The landscape reports can be located in the open minutes of the Board Meeting. DECA has shown a commitment to our community and the crew are doing a wonderful job with the upkeep and maintenance of our landscaping.

Due to the change in landscape vendors, only the low hanging tree branches along Anozira Parkway have been trimmed. DECA is monitoring the trees and we will have them trimmed based on their recommendations.

DECA is also learning our irrigation system, monitoring it and fixing issues as they arise.

Approximately 45 plants were added to the perimeter of the Anozira Parkway loop to fill-in bare areas.

Palm trees were trimmed in July. The Board and Kinney Management did their due diligence by contracting the company in the spring. Unfortunately, dates for the trimming were pushed back a few times due to staffing shortages, overbooking and weather conditions, so the trimming was done late this year.

The rehabilitation and update of the median entrances at Elliot and McClintock were completed before the holidays in December, 2021. This work encompassed removing the existing plants, trees and decorative landscape rocks from the medians. A local school offered to remove some of the smaller plants for their greenery program, if we agreed to donate them. The five mountain laurel trees were transplanted to other areas of the community. Modern LED accent lighting were added to the median's palm trees. The cost for holiday lighting was becoming increasingly more expensive and the vendors were less responsive. This is a long-term solution that will save the HOA the future costs of thousands of dollars annually for holiday lighting. Costs came out of the capital expense budget and did not impact the reserve account.

The Board discussed this project over the span of several months. As a reminder, homeowners are welcomed and encouraged to attend the monthly Board Meetings. We are still working with DECA to find a suitable species of plant that will thrive at each end of the medians. The Red Yuccas between the palm trees are doing well, growing and will compliment the space in time. Although we appreciate input from homeowners in the community, the time to voice opinions and provide input about the medians was while we were discussing the project.

We would like to remind our community members and visitors to please NOT feed the waterfowl. We have a beautiful lake that many of us enjoy. Feeding the waterfowl can cause delayed migration, concentrations at specific sites, overcrowding, and disease. Feeding the waterfowl is not in their best interest or the best interest of our community.

The lake experienced some algae challenges over the last year. Aquatic Consulting has treated the water as needed. They have helped maintain the water quality of the lake and have helped keep the lake healthy. Thank you Rick from Aquatic Consulting for all of your hard work and for keeping one of the highlights of our community looking beautiful and welcoming.

3. Block Wall Along McClintock

As discussed at previous Board Meetings, we have reached out to several companies to obtain quotes for the wall "replacement" along a portion of McClintock between the canal and the north water feature at the entrance to our community. Between Covid, the construction industry booming, labor shortages, and supply chain issues it has been challenging to obtain additional quotes.

The most extensive quote for the replacement of the wall between the canal and the north water feature on McClintock was \$250k. We did receive an estimate to "repair" one section of wall (approximately 80 linear feet) facing McClintock for \$49,625. This quote is for repair only, not replacement, and does not include removing and replanting landscaping or city permits. Both quotes are outdated and would likely be subject to significant price increases.

We have recently requested quotes to repair/replace only the portion of the block wall that is currently being impacted and are waiting for quotes to be submitted.

4. View Fences Around the Lake

A visual inspection of view fences around the lake perimeter was conducted in February and numerous areas of deterioration of metal and block walls/concrete were noted. We are in the process of gathering quotes to repair/replace deteriorating portions of the metal fence panels, repaint the metal portions of the view fences and repair portions of the view fence brick walls. A lack of response from companies, availability and staffing shortages have made obtaining all of the quotes within a timely manner challenging. We will continue to work on this project and hope to have solid numbers and a timeline available soon.

5. Community Liaisons

Our Community Liaisons are an integral part of this community and their service continues to be invaluable. Thank you Chuck for regularly going above and beyond and committing your time, energy, hard work and efforts to our community. It does not go unnoticed. Thank you Ed for your expertise with our beautiful landscaping and all of the work and knowledge you contribute as a Community Liaison. We are extremely fortunate for all you both do for our community.

If you are interested in hearing more about all the work they do in the community, you are welcome to attend our monthly Board Meetings.

6. Architectural Submittal and HOA Community Property

We are pleased to see many of our community members investing in the curb appeal of the homes. We would like to take this opportunity to remind all homeowners that you must submit an architectural submittal prior to making changes to the exterior of your home and any portion of your yard that is visible by the community. This can be done online at oasisatanozira.org. The submittal needs to be approved by the Architectural Committee PRIOR to scheduling the work on your home.

As a reminder, no homeowner or community member is authorized or permitted to remove, destroy, vandalize or deface HOA common property.

7. Private Property Complaints

We appreciate community members and homeowners bringing issues in our community to our attention. Although we all want to be aware of what is happening in our community, The Board has no authority to regulate who lives in our community. We have no oversight or legal authority over who buys a home in our community, who rents a home in our community and what a homeowner/tenant does within the confines of their home. As long as a homeowner adheres to the CC&Rs, The Board must refrain from any action against a homeowner/community member. If you witness anything suspicious or illegal happening within the community, please call 911 or the Tempe Police Non-Emergency Line at 480-350-8311.

Owners may only rent the entire lot or dwelling unit. Rentals must be made only to a single family. If you own a home and choose to rent it, no owner may allow the use of their lot for transient or hotel purposes (this includes but is not limited to Airbnb, VRBO, Booking.com, etc.) or for less than 30 days.

8. City of Tempe Country Club Way Bicycle & Pedestrian Improvement Presentation

We received an update from the City of Tempe, informing us the Country Club Way Bicycle & Pedestrian Improvement Project will begin in early 2023. The project will run adjacent to our community and will likely have a minor impact on our community. For more information on this visit <https://www.tempe.gov/government/engineering-and-transportation/transportation/bicycle-pedestrian/country-club-way>

9. HOA Fees

The Board is aware of the increased costs impacting households right now. As prices for goods and services continue to increase, The Board has determined it is necessary to increase our HOA fees by \$5.00 per month effective January 1st, 2023. This will increase the monthly HOA fees to \$80.00 or \$960.00 annually. If you compare the HOA fees with neighboring communities, you will find our HOA fees are less than others.

10. HOA Statement Fees

Effective January 1st, 2020 Bill S1531 (Chapter 200) went into effect. The bill requires the property management company to provide a statement of account in lieu of a periodic payment book to the unit owner

or member with the same frequency that assessments are provided for in the declaration. The cost of preparing and mailing physical state mandated statements every month for HOA dues cost us \$364 per month. We have encouraged homeowners to sign-up for electronic delivery to decrease this monthly expense but have not seen a substantial decrease. If you have not signed up for electronic delivery of your statements, please consider doing so. If you are talking with your neighbors or other community members, please urge them to please sign up for the monthly electronic statements so we can decrease the HOA costs to mail monthly statements.

11. The Oasis at Anozira Website - oasisatanozira.org

Homeowners have access to Board Meeting Minutes, currently dating back to 2012, the 2015 Lake Reserve Study and the Monthly Lake Reports. All of this information is available under the "Info Center" link at the top of the page. Click on the "Archive" option and you will see all of this information. There is other important information available on the website, such as our Organization Documents, Architectural Changes, Community Information, Painting Information, and important contact information.

12. Debbie Tribioli with Kinney Management

I would like to extend my continued gratitude to Debbie Tribioli from Kinney Management Services. I have worked with several property managers in other communities over the last several years and we are fortunate to have her as our property manager. Debbie has been committed to our community and her competence, communication, organization and hard work has been an asset. Thank you.

13. Final Note

The Board always appreciates the positive feedback we receive from our fellow community members. We urge everyone to get involved with the community on some level. If you have a few spare hours a month and would like to serve on the Architectural Committee, the Wall Committee or would like to form another committee to benefit the community, please reach out to Debbie Tribioli.

I am once again urging homeowners to participate in the monthly Board Meetings. This is the best way to be aware and engaged in what is happening in our community. If you would like to ask the Board questions or address any comments or concerns you have, the monthly HOA Board meetings is an opportune time to do so.

Thank you again for your participation, and we look forward to another strong and successful year.

August 2022 Treasurer's Report – Oasis at Anozira HOA

The Oasis at Anozira's financial position remains strong with over \$700k set-aside in the reserve accounts to fund our future planned capital needs, as well as unexpected contingencies. With ever-increasing inflation affecting construction and materials cost, as well as supply-chain uncertainties, the expense of repairing / replacing the block walls surrounding the community continues to be the problematic issue of the future.

Income Statement – August 2022

Collections were \$28,158.29 for August, which is a fairly typical amount for monthly dues collection for a month and only \$591.71 under the budgeted amount. One homeowner paid \$75 toward part of their delinquent balance for an operating income sum total of \$28,233.29. Total Operating Expenses was \$49,689.15. This total is unusually high for a month due to two reasons; the monthly landscape maintenance of \$12,251.72 was paid twice in August, and the bill for the July trimming of the palm trees (\$17,085) was paid. All of the other expenses were expected and usual. Paying one large bill in a month often causes 'lumpiness' when looking at just one month in isolation. The important thing here is to view the actual expenses incurred during a month versus the budget and comparing actual expenditures to the budget on a year-to-date basis. More on that in the next paragraph. Due to the two higher Operating Expense items, we ended the month with a Net Operating loss of \$24,005.86. Adding back interest earned and the amounts allocated for our reserve funds brought the loss down to \$21,326.47.

Income Statement – Year-to-Date

Thru August 31, Total Income is \$240,045.18, which is \$7645.18 higher than the expected amount (budget) of \$232,400. Actual Total Operating Expenses at this point in the year are \$194,822.02, which is \$19,301.98

lower than the budgeted figure of \$214,124.00. The year-to-date net gain of \$53,127.36 compares very favorably to the expected budget figure of \$18,276.

Balance Sheet – August 2021

With our year-to-date gain of \$53,127.36 combined with the retained earnings balance carry-over from 12-31-21 of \$783,079.94, the Oasis' Total Assets / Total Capital sums to \$836,207.30. The Sagicor Reserve Annuity increased in value by \$1894 (3.1%) and the Great American Annuity also experienced a healthy gain of \$5024.90 (4.4%) for a combined value of \$182,088.50. This sum represents 21.8% of the value of the H.O.A.'s total assets, which is well within the cap of 33.3% as proscribed by our Association's Reserve Fund Investment Policy Statement.

Collections

Out of the 387 homeowners in the Association, only one has a delinquent balance of \$3775.70. This is an improvement from years past, both in the number of delinquent homeowners and the total outstanding balance. The Board will continue to work with Sentinel Servicing and our HOA attorney to aggressively collect on past due accounts. Appropriate legal actions have been and will continue to be taken to protect the interests of the members of the Association.

Vote Results

There are 2 positions available and 2 candidates. Rick Dusterhoft and Diane Petteruti are each elected to a 2-year term.

Open Forum

- Reminder not to keep pet food out in backyards and to pick up fallen fruit to discourage roof rats.
- Discussion about IBonds as an investment vehicle for the reserves.
- Reminder to sign up for email statements rather than paper statements.
- Adding agenda items to sandwich boards
- Creating a FB page for the community.
- Adding a letter to the final statement of the year reminding homeowners that dues will be increasing
- Discussion about sidewalk responsibility – sidewalks in front of homeowners' houses are homeowner responsibility as per the City.
- Thank you to Sue for her 14 years of service on the Oasis HOA Board!

Adjournment With no further business, Jessica motions to adjourn the meeting, Claire seconds. The meeting was adjourned at 7:24 PM.