

Oasis Homeowner's Association
Board of Directors Meeting January 19 2023 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

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

Minutes

Alan motions to approve the December 15 2022 minutes with changes, Claire seconds, all approve.

Financial Review

Alan recaps the December 2022 Financials. Total income for December was \$38,239.50, this is high due to some owners pre-paying for 2023 early. Total Maintenance and Repair is \$13,434.45. Total Parts and Supplies is \$0. Total Utilities is \$6,680.72 and Total Administrative is \$3,818.64. This makes the Total Operating Expenses for December \$23,933.81 giving the community a net gain of \$14,864.02 for the month. Total Liabilities and Capital is \$877,877.79. Year-end actual income was \$358,656, budget was \$348,600, so income was better than expected by \$10K. This was due to delinquent income and the pre-pays. Expenses for 2022 were budgeted at \$321K, actual spent was \$272K, so the community under spent by \$48K in 2022. This was due to budgeted but unspent funds for the water features, the cost of pumps doubled and tree trimming costs were less than budgeted. It is noted that sidewalk repairs and drywell repairs should be added as line items to future budgets. Board discusses the renewal of the annuity from Mass Mutual (formerly known as Great American). Board will continue with the same options as last year as the annuity renews. Diane motions to approve the financials and renewal, Rick seconds, all approve.

HOA BUSINESS

Deca Landscape Specialties: Board reviews the Deca landscaping report in which he addresses the replacement of irrigation heads. Rick motions that they proceed with the replacement of the heads not to exceed \$7500. Claire seconds, all approve. There is a recommended plant list in the report. Board reviews the list and eliminates 2 of the suggestions – the bottle bush and the morning glory. Debbie to let Deca know.

Lake Report

Lake report was emailed to the Board members for review. Score for December was 41 which is on the high end of a good condition. Board asks Debbie to check with Rick on next dye application.

Pet Butler Report

November: 24 piles around the lake and 121 piles of waste around the loop

Liaison Report

- Helped landscapers trim limbs off ficus trees and remove dead sumac tree at McClintock
- Raked back gravel. Started filling dirt where tree removed
- Finished filling dirt where tree removed. Raked gravel back
- Cleaned fountain lights and put on colored lens
- Met with Jeremy from Harris & Sons
- Talked to Jeremy from Harris & Sons
- Water feature lights out at Elliot entrance
- Put out signs for board meeting
- Meeting with John - City of Tempe
- Meeting with Mike - Deca
- Talked to Dave re tear down for estimate repair of pump
- Talked to Adam - City of Tempe re sidewalk grinding

- Picked up signs put back in pump house
- Worked on modification on shield for median lights
- Met with John - City of Tempe. Gave him modified shield
- Talked to Mike - Deca
- Met with pump supplier re pump
- Stolen wreath at north water feature
- Ed spoke with SRP regarding gate and lateral clean out in February or March
- Drywell cleaning work to begin February 1-3
- Ed is still waiting on the engineering report for the water features
- Several more dead limbs have been spotted along the Anozira loop

Architectural Report

LOT # 7 – 7062 Heather – denied black window frames

LOT #78 – 1856 Chilton – approved exterior painting scheme 26

LOT #296 – 1969 Todd - - approved exterior painting scheme 11

LOT #321 – 1967 Chilton – approved replace grass with artificial turf

New Business

- **Pump Motor Update** – Board had agreed via unanimous email to have the pump motor for the south McClintock feature rebuild. Chuck with update Board with the progress.

Old Business

- **Architectural Guidelines** – tabled

Open Discussion

There is no open discussion from anyone present.

Next meeting: The next meeting will be on February 16 2023.

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: Claire motions to adjourn, Diane seconds. The meeting adjourned at 7:20 pm