

Oasis Homeowner's Association
Board of Directors Meeting February 16 2023 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

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

Minutes

Rick motions to approve the January 19 2023 minutes with changes, Claire seconds, all approve.

Financial Review

Alan recaps the January 2023 Financials. Total income for January was \$35,539.50. Total Maintenance and Repair is \$16,567.81. Total Parts and Supplies is \$613.42. Total Utilities is \$2,349.48 and Total Administrative is \$3,368.53. This makes the Total Operating Expenses for January \$22,899.24 giving the community a net gain of \$12,800.70 for the month. Total Liabilities and Capital is \$890,678.49. Board discusses the renewal of the annuity from Mass Mutual (formerly known as Great American). This annuity has earned \$19K over 6 years. Board discusses pulling out 10% of the Mass Mutual annuity which will be about \$12K and there will be no penalty. The Sagicor annuity has earned about \$13,100 for an average of 3.3% growth. The surrender fee for that would be \$300. Board would then take those funds and invest them in a CD. Alan motions to pull out 10% from Mass Mutual (approximately \$12K) and to liquidate the Sagicor annuity, Claire seconds, all approve. Rick motions to approve the financials, Claire seconds, all approve.

HOA BUSINESS

Deca Landscape Specialties: Board reviews the Deca landscaping report. Debbie to check with Deca on when the lantana will be cut back. Jessica talks to Ed Grabowski about flagging some overcrowded plantings around the outside of the circle.

Lake Report

The lake report for January was not yet available.

Pet Butler Report

January: 23 piles around the lake and 129 piles of waste around the loop

Liaison Report

- Water feature on McClintock is now working
- Electrical Box is in ground for the fountain and this will be done on all fountains
- Byron gave the schematics to Ed on the pumps
- Chuck found a pump for the water features on Amazon for \$5840.80 plus tax. After some discussion Rick makes a motion to buy 2 of the pumps from Amazon not to exceed \$13,000. Claire seconds, all approve. Alan to order them and submit the invoice for reimbursement.
- There is a leak in the pump house. Plan is to rebuild the pipes in a better configuration. Chuck to get an update on the last quote for this work and to get a ball park bid from Deca for their portion of the repair.
- Drywells have been done and are clean

Architectural Report

New Business

- **Pump Motor Update** – The pump was rebuilt and has been installed and is working.

Old Business

- **Architectural Guidelines** – tabled
- **Precision Concrete Cutting Invoice** – this invoice is approved by the Board for payment
- **Revive Tree Care invoice (Stumps)** – this invoice is approved by the Board for payment
- **Revive Tree Care invoice (Trimming)** – Board would like Ed to meet with Revive to discuss the work that was done
- **Torrent Resources Invoice** – this invoice is approved by the Board for payment
- **Fresh Catch Fish Inc Proposal** – Claire motions to approve the proposal for the fish replacement at a cost of \$1216.05. Rick seconds, all approve.
- **Masonry Scope of work** – Board asks Chuck to make some changes to the original scope – 1) add expansion joints, 2) add optional reinforcing to the top course and tie into vertical and add rebar, 3) add sealant for below grade. Chuck to make the changes and re-submit it to the Board to review.
- **Palm Tree Trimming** – Board asks Debbie to get a bid from the company that did the trimming last year for the palms.

Open Discussion

Don Zyriek – thanks the Board for removing the tree stumps in the community. Would like to see late fees waived for homeowners for the month of January.

Greg Paaske – he introduces himself to the Board and he is very happy to be in Oasis.

Next meeting: The next meeting will be on March 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: Jessica motions to adjourn, Claire seconds. The meeting adjourned at 8:22 pm