

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

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

Kinney Management Services Representative: Debbie Tribioli

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

Minutes

Jessica motions to approve the February 16 2023 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the February 2023 Financials. Total income for February was \$32,240.00. Total Maintenance and Repair is \$16,978.42. Total Parts and Supplies is \$12,627.80 which includes the purchase of two fountain pumps. Total Utilities is \$2,401.31 and Total Administrative is \$3,233.68. This makes the Total Operating Expenses for February \$35,241.21 giving the community a net loss of \$18,888.66 for the month. Total Liabilities and Capital is \$871,789.83. Claire motions to approve the financials, Rick seconds, all approve.

HOA BUSINESS

Deca Landscape Specialties: There is no report from Deca for February.

Lake Report

The lake report for January shows the association has a score of 40. The lake has again tested positive for golden algae.

Pet Butler Report

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

Liaison Report

- Fountain lights were cleaned
- Checked the drywell flows
- Added water to the lake
- Removed a root mass from the main pump vault
- Leak in pump house is still active
- Cleaned out the Y strainer
- Put up no fishing / golden algae signs
- New pump installed on S McClintock with pool box

Architectural Report

LOT #9 – 7053 Heather – approved exterior painting

LOT 165 – 7081 Los Feliz – approved desert rock front landscaping

LOT 321 – 1967 Chilton – approved replace grass with turf

LOT 353 – 1956 Brentrup – approved change to grass to turf, add pavers/plants

New Business

- **Golden Algae** – via a unanimous vote outside of the meeting, the Board agreed to a treatment for the removal of the algae of \$1300.
- **Palm Tree Trimming** – via a unanimous vote outside of the meeting, the Board agreed to the bid from Bassett Tree Service to trim the palms at the same cost as last year. Approving this early will get the HOA close to the top of the list in terms of scheduling.
- **Fresh Catch Fish Inc Proposal** – Proposal that was approved last month was cancelled due to a supplier problem. This will be rescheduled to the fall.

- **Deca Spring Planting Proposal** – this is tabled for the time being. In the meantime, Board asks Chuck to get a bid from Deca on putting in rock around one of the ficus trees. Board asks Debbie to check on rebates for HOAs from the City.
- **Pump Re-Pipe** – Board reviews the proposal from Pumpman to remove old existing 4” plastic piper in the vertical turbine pump house and replace with steel. In addition, Deca has trenching and plumbing work they will also need to do. Alan motions to approve the work/repair being done at a cost not to exceed \$12,000 [approximately \$7294 to Pumpman and \$3969 to Deca Landscaping], Rick seconds, all approve.
- **Utility Box Painting** – Diane motions to approve painting of the utility box by the pump house not to exceed \$100, Claire seconds, all approve.

Old Business

- **Architectural Guidelines** – tabled
- **Revive Tree Care invoice (Trimming)** – Ed needs to verify with Board that work has been done satisfactorily. Board asks Debbie to check with Deca and Harris and Sons to see if their level 1 tree quote is still good.
- **Masonry Scope of work** – Board will review over email.

Open Discussion

There is no open discussion.

Next meeting: The next meeting will be on April 20 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, Rick seconds. The meeting adjourned at 7:12 pm