

Oasis Homeowner's Association
Board of Directors Meeting April 20 2023 6:00 PM
OPEN SESSION MINUTES

Board Members Present: Alan Heikkala, Rick Dusterhoft, Jessica Ireland and 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 March 16 2023 minutes with changes, Claire seconds, all approve.

Financial Review

Alan recaps the March 2023 Financials. Total income for March was \$35,211.00. Total Maintenance and Repair is \$13,992.10. Total Parts and Supplies is \$1,421.78. Total Utilities is \$2,284.15 and Total Administrative is \$8,859.54 which includes the yearly insurance premium. This makes the Total Operating Expenses for March \$26,557.57 giving the community a net gain of \$9,208.53 for the month. Total Liabilities and Capital is \$880,998.36. Claire motions to approve the financials, Rick seconds, all approve.

HOA BUSINESS

Deca Landscape Specialties: Mike from Deca is present. The pumphouse work by Deca and the Pump Man has been completed. Sprinkler change outs continue to go well. Mowing the canal has been done and weeds are finally coming under control from all the rain. Spring cut backs are done. Board asks for a quote on putting granite under ficus trees in common area where grass will not grow. Discussion about trimming trees – Mike will take care of on an as needed basis.

Lake Report

The lake report for February shows the association has a score of 42 and for March a score of 40.

Pet Butler Report

April: 24 piles around the lake and 125 piles of waste around the loop

Liaison Report

- Last re-pipe and power wash of North water feature is done
- Installed pool box
- All 3 features have now been re-piped
- Exhaust fan in pump house may need to be replaced

Architectural Report

LOT #71 – 1824 E Chilton – replacing roof underlayment

LOT 291 – 1986 Todd – approved car charging station in garage

LOT 322 – 1971 Chilton – approved paint exterior scheme 5

LOT 352 – 1950 Brentrup – approved change to grass to turf, add pavers/plants

New Business

- **Deca Invoice Approval** – Jessica motions to approve Deca invoice # 3190 for \$3854.33 for their work on the pump house. Rick seconds, all approve.
- **Deca Invoice Approval** – Jessica motions to approve Deca invoice # 3171 for \$1199.25 for their work on sprinkler head replacements (this is a portion of the January approved sprinkler replacement project not to exceed \$7500). Claire seconds, all approve.
- **HOA block** – Board approved Chuck using 16-18 block for property work.

- **Fresh Catch Fish Inc Proposal** – Board reads email from fish supplier. Debbie to reach out to see if we can get in on this delivery.
- **Deca Spring Planting Proposal** – Board discusses this with Mike from Deca and asks for a new quote for just areas 2 & 3 per the map.
- **Torrent Resources Proposal** – proposal is for replacing the grate on one of the drywells. Alan motions to approve the proposal for \$1297.92, Claire seconds, all approve.

Old Business

- **Architectural Guidelines** – tabled
- **Masonry Scope of work** – Board asks Chuck for an additional revision, will review over email.

Open Discussion

There is no open discussion.

Next meeting: The next meeting will be on May 18 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, Alan seconds. The meeting adjourned at 7:19 pm