

**Oasis Homeowner's Association**  
Board of Directors Meeting May 18 2023 6:00 PM  
**OPEN SESSION MINUTES**

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**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**

Alan motions to approve the April 20 2023 minutes with changes, Jessica seconds, all approve.

### **Financial Review**

Alan recaps the April 2023 Financials. Total income for April was \$26,858.50. Total Maintenance and Repair is \$27,935.54 – this included an algae treatment, sprinkler irrigation replacement, tree trimming and the work done at the pump house. Total Parts and Supplies is \$0. Total Utilities is \$2,791.56 and Total Administrative is \$3,740.11. This makes the Total Operating Expenses for April \$34,467.21 giving the community a net loss of \$10,541.71 for the month. Total Liabilities and Capital is \$873,784.98. Claire motions to approve the financials, Rick seconds, all approve.

### **HOA BUSINESS**

**Deca Landscape Specialties:** There is no report for the month.

### **Lake Report**

The lake report for April shows the association has a score of 42.

### **Pet Butler Report**

April: 26 piles around the lake and 120 piles of waste around the loop

### **Liaison Report**

- Fountain pump on North McClintock water feature was replaced
- Pumps are being checked frequently for debris
- Center light on North McClintock water feature needed replacing
- Y spray by pump house is working. Times are 5am and 5pm
- Palm tree lights will be changing color for the holiday
- Grass is watered 2x per day. Scheduling is a work in progress. Chuck to do a re-mapping of irrigation system. Suggested times are 4am and 8pm.
- Board approves Chuck to remove the tree by bench at the Stephens cul de sac.

### **Architectural Report**

LOT #321 – 1967 E Chilton – approved to convert front lawn to granite

### **New Business**

- **Review Deca Proposal** – Board reviews the proposal from Deca to add plants to areas 2 & 3. Jessica motions to approve the proposal, Rick seconds, all approve.
- **Torrent Resources Invoice Approval** – Invoice is approved for additional drywell work
- **Deca Invoice Approval** – Invoice is approved for sprinkler irrigation replacement
- **Fresh Catch Fish Inc Invoice Approval** – Fish were delivered and invoice is approved.

## **Old Business**

- **Architectural Guidelines** – tabled – Board will work primarily on verbiage for string lights
- **Masonry Scope of work** – Board approves the final version of the letter and the scope of work and directs Debbie to mail it out to owner.

## **Open Discussion**

Dick Nalesky is present – request to adjust sprinklers from over spraying onto sidewalk along the lake and request to add a brick by a bench area to honor a long-time resident that passed. Board asks Dick to come back with a proposal/cost and they will discuss.

**Next meeting:** The next meeting will be on June 15 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 7:31 pm