

Oasis Homeowner's Association
Board of Directors Meeting July 20 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 June 15 2023 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the June 2023 Financials. Total income for June was \$29,273.00. Total Maintenance and Repair is \$19,588.24, this includes the pump house repair work previously approved. Total Parts and Supplies is \$51.08. Total Utilities is \$3,374.00 and Total Administrative is \$3,090.45. This makes the Total Operating Expenses for June \$26,103.77 giving the community a net gain of \$3,734.99 for the month. Total Liabilities and Capital is \$882,672.19. Diane motions to approve the financials, Claire seconds, all approve.

HOA BUSINESS

Deca Landscape Specialties: Board reviews the report by Deca with no stipulations

Lake Report

The lake report for June shows the association has a score of 37.

Liaison Report

- Cleaned out water features
- Pump was rebuilt for spare pump – Chuck to pick it up
- Light needs repair at N McClintock fountain
- Exhaust fan replaced in pump house

Architectural Report

LOT #71 – 1824 Chilton – approved for solar
LOT #91 – 1866 Oasis – approved for xeriscape
LOT #257 – 7385 Hazelton – approved for front door replacement
LOT #348 – 1926 Brentrup – approved for prefab shed in backyard

New Business

- **Landscaping** – Board discusses condition of plants due to heat, repairing of irrigation/drip lines and current contract – what are expectations. Schedule is as follows Monday – work around lake, Tuesday – inner part of Anozira Circle, Wednesday – outer part of Anozira circle, Thursday – outside the community walls and Friday mowing.
- **Wall Damage** – Debbie is working with insurance companies and owners to get a resolution and get the wall area repaired.

Old Business

- **There is no old Business**

Open Discussion

Homeowner Rose Ann is here to speak to the Board regarding feral cats. She brings some literature to the Board so they are aware of the City required treatment of feral cats.

Next meeting: The next meeting will be on August 17 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 7:51 pm