

Oasis Homeowner's Association
Board of Directors Meeting August 17 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

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

Financial Review

Alan recaps the July 2023 Financials. Total income for July was \$27,357.00 Total Maintenance and Repair is \$30,186.72 this includes the palm tree trimming work previously approved. Total Parts and Supplies is \$0. Total Utilities is \$3,210.01 and Total Administrative is \$3,091.95. This makes the Total Operating Expenses for July \$36,488.68 giving the community a net loss of \$12,064.68 for the month. Total Liabilities and Capital is \$873,704.98. Claire motions to approve the financials, Rick 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 45 excellent.

Liaison Report

- Elliot pump is down (this is the 2nd new pump) possible broken seal, leaking oil. It is noted that the S McClintock pump is the rebuilt one and the N. McClintock pump is the 1st new pump) Debbie and Chuck to check on warranty info.
- Dead pine removals – Board will re-evaluate all trees in the community in 90 days and request a bid for those that have died and need removing

Architectural Report

LOT #49 – 1845 Drake – pending

LOT #368 – 1953 Brentrup – pending

LOT #14 – 7057 Los Feliz – approved paint scheme 14

New Business

- **Wall Damage** – It is noted that neither homeowner affected by the accident along McClintock that involved their walls was in attendance at the meeting. After some discussion, Rick motions to request bidder Greenleaf Landscaping to amend their bid to say that repair will be completed per scope of work requested by HOA to include labor and materials. And that a warranty would be included. Diane seconds, all approve. Debbie to notify homeowners.

Old Business

- **There is no old Business**

Open Discussion

Homeowner owner Mary Wall send in an email requesting a feral cat feeding station. This request was denied.

Next meeting: The next meeting will be the annual meeting on September 21 2023. Notices have been mailed out.

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 8:02 pm