

Oasis Homeowner's Association
Board of Directors Meeting October 19 2023 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

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

Minutes

Rick motions to approve the August 17 2023 minutes with changes, Diane seconds, all approve.

Financial Review

Alan recaps the September 2023 Financials. Total income for September was \$28,979.00 Total Maintenance and Repair is \$16,499.80 this includes fill dirt around lake, pump rebuild, pump house fuse and exhaust fan for pump house. Total Parts and Supplies is \$0. Total Utilities is \$3,306.08 and Total Administrative is \$4,714.23 which includes the mailing for the annual meeting. And the crime bond. This makes the Total Operating Expenses for September \$24,520.11 giving the community a net gain of \$5,029.30 for the month. Total Liabilities and Capital is \$888,892.45. Rick motions to approve the financials, Diane seconds, all approve.

HOA BUSINESS

Lake Report

The lake report for August and September shows the association has a score of 44/45 excellent.

Liaison Report

- Chuck and Ed have marked the pine trees in orange that need to be removed. Board agrees to wait 30 more days before removing.
- Chuck to get with Mike about an estimate for adding granite under ficus trees
- Chuck added more water to the lake
- Chuck to check on the cost of replacing the stolen lights for the McClintock North fountain.
- Chuck is working with Guzmann on the repaired pump
- Chuck says the new pump should be warrantied and he will check on the details
- Chuck notes that the heavy watering will be done soon for the winter grass.

Architectural Report

LOT #49 – 1845 Drake – patio cover approved

LOT #368 – 1953 Brentrup – sail shade install approved

LOT #163 – 7057 Los Feliz – approved exterior paint

LOT #193 – 1950 Drake – approved screen door

LOT #249 – 7273 Hazelton – approved exterior paint

New Business

- **Deca Invoice #3318 Overseeding** – Board approves the payment of the invoice.
- **Police Report** – Board has a copy of the filed police report for the stolen lights at the North McClintock fountain.
- **Removal of Pine Trees** – Most of the trees have been marked, Board would like to check on the status of trees again in 30 days.
- **Submittal Variations for lots 164 & 37** – Board instructs Debbie on handling these non compliance variations.
- **2024 Budget** – Rick motions to approve the 2024 budget as drafted, Alan seconds, all approve.

Old Business

- **There is no old Business**

Open Discussion - Dick thanks the Board for allowing the brick plaque tribute to the late homeowner that was an inspiration for many neighbors who are also pet lovers. 35 homeowners attended the tribute.

Next meeting: The next meeting will be November 16 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: Rick motions to adjourn, Diane seconds. The meeting adjourned at 6:53 pm