

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

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

Kinney Management Services Representative: Debbie Tribioli

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

Minutes

Alan motions to approve the December 15 2022 minutes with changes, Claire seconds, all approve.

Financial Review

Alan recaps the December 2022 Financials. Total income for December was \$38,239.50, this is high due to some owners pre-paying for 2023 early. Total Maintenance and Repair is \$13,434.45. Total Parts and Supplies is \$0. Total Utilities is \$6,680.72 and Total Administrative is \$3,818.64. This makes the Total Operating Expenses for December \$23,933.81 giving the community a net gain of \$14,864.02 for the month. Total Liabilities and Capital is \$877,877.79. Year-end actual income was \$358,656, budget was \$348,600, so income was better than expected by \$10K. This was due to delinquent income and the pre-pays. Expenses for 2022 were budgeted at \$321K, actual spent was \$272K, so the community under spent by \$48K in 2022. This was due to budgeted but unspent funds for the water features, the cost of pumps doubled and tree trimming costs were less than budgeted. It is noted that sidewalk repairs and drywell repairs should be added as line items to future budgets. Board discusses the renewal of the annuity from Mass Mutual (formerly known as Great American). Board will continue with the same options as last year as the annuity renews. Diane motions to approve the financials and renewal, Rick seconds, all approve.

HOA BUSINESS

Deca Landscape Specialties: Board reviews the Deca landscaping report in which he addresses the replacement of irrigation heads. Rick motions that they proceed with the replacement of the heads not to exceed \$7500. Claire seconds, all approve. There is a recommended plant list in the report. Board reviews the list and eliminates 2 of the suggestions – the bottle bush and the morning glory. Debbie to let Deca know.

Lake Report

Lake report was emailed to the Board members for review. Score for December was 41 which is on the high end of a good condition. Board asks Debbie to check with Rick on next dye application.

Pet Butler Report

November: 24 piles around the lake and 121 piles of waste around the loop

Liaison Report

- Helped landscapers trim limbs off ficus trees and remove dead sumac tree at McClintock
- Raked back gravel. Started filling dirt where tree removed
- Finished filling dirt where tree removed. Raked gravel back
- Cleaned fountain lights and put on colored lens
- Met with Jeremy from Harris & Sons
- Talked to Jeremy from Harris & Sons
- Water feature lights out at Elliot entrance
- Put out signs for board meeting
- Meeting with John - City of Tempe
- Meeting with Mike - Deca
- Talked to Dave re tear down for estimate repair of pump
- Talked to Adam - City of Tempe re sidewalk grinding

- Picked up signs put back in pump house
- Worked on modification on shield for median lights
- Met with John - City of Tempe. Gave him modified shield
- Talked to Mike - Deca
- Met with pump supplier re pump
- Stolen wreath at north water feature
- Ed spoke with SRP regarding gate and lateral clean out in February or March
- Drywell cleaning work to begin February 1-3
- Ed is still waiting on the engineering report for the water features
- Several more dead limbs have been spotted along the Anozira loop

Architectural Report

LOT # 7 – 7062 Heather – denied black window frames

LOT #78 – 1856 Chilton – approved exterior painting scheme 26

LOT #296 – 1969 Todd - - approved exterior painting scheme 11

LOT #321 – 1967 Chilton – approved replace grass with artificial turf

New Business

- **Pump Motor Update** – Board had agreed via unanimous email to have the pump motor for the south McClintock feature rebuild. Chuck with update Board with the progress.

Old Business

- **Architectural Guidelines** – tabled

Open Discussion

There is no open discussion from anyone present.

Next meeting: The next meeting will be on February 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: Claire motions to adjourn, Diane seconds. The meeting adjourned at 7:20 pm

Oasis Homeowner's Association
Board of Directors Meeting February 16 2023 6:00 PM
OPEN SESSION MINUTES

Board Members Present: Alan Heikkala, Rick Dusterhoft, Jessica Ireland 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 January 19 2023 minutes with changes, Claire seconds, all approve.

Financial Review

Alan recaps the January 2023 Financials. Total income for January was \$35,539.50. Total Maintenance and Repair is \$16,567.81. Total Parts and Supplies is \$613.42. Total Utilities is \$2,349.48 and Total Administrative is \$3,368.53. This makes the Total Operating Expenses for January \$22,899.24 giving the community a net gain of \$12,800.70 for the month. Total Liabilities and Capital is \$890,678.49. Board discusses the renewal of the annuity from Mass Mutual (formerly known as Great American). This annuity has earned \$19K over 6 years. Board discusses pulling out 10% of the Mass Mutual annuity which will be about \$12K and there will be no penalty. The Sagicor annuity has earned about \$13,100 for an average of 3.3% growth. The surrender fee for that would be \$300. Board would then take those funds and invest them in a CD. Alan motions to pull out 10% from Mass Mutual (approximately \$12K) and to liquidate the Sagicor annuity, Claire seconds, all approve. Rick motions to approve the financials, Claire seconds, all approve.

HOA BUSINESS

Deca Landscape Specialties: Board reviews the Deca landscaping report. Debbie to check with Deca on when the lantana will be cut back. Jessica talks to Ed Grabowski about flagging some overcrowded plantings around the outside of the circle.

Lake Report

The lake report for January was not yet available.

Pet Butler Report

January: 23 piles around the lake and 129 piles of waste around the loop

Liaison Report

- Water feature on McClintock is now working
- Electrical Box is in ground for the fountain and this will be done on all fountains
- Byron gave the schematics to Ed on the pumps
- Chuck found a pump for the water features on Amazon for \$5840.80 plus tax. After some discussion Rick makes a motion to buy 2 of the pumps from Amazon not to exceed \$13,000. Claire seconds, all approve. Alan to order them and submit the invoice for reimbursement.
- There is a leak in the pump house. Plan is to rebuild the pipes in a better configuration. Chuck to get an update on the last quote for this work and to get a ball park bid from Deca for their portion of the repair.
- Drywells have been done and are clean

Architectural Report

LOT #329 – 7426 Kenwood – approved add solar

New Business

- **Pump Motor Update** – The pump was rebuilt and has been installed and is working.

Old Business

- **Architectural Guidelines** – tabled
- **Precision Concrete Cutting Invoice** – this invoice is approved by the Board for payment
- **Revive Tree Care invoice (Stumps)** – this invoice is approved by the Board for payment
- **Revive Tree Care invoice (Trimming)** – Board would like Ed to meet with Revive to discuss the work that was done
- **Torrent Resources Invoice** – this invoice is approved by the Board for payment
- **Fresh Catch Fish Inc Proposal** – Claire motions to approve the proposal for the fish replacement at a cost of \$1216.05. Rick seconds, all approve.
- **Masonry Scope of work** – Board asks Chuck to make some changes to the original scope – 1) add expansion joints, 2) add optional reinforcing to the top course and tie into vertical and add rebar, 3) add sealant for below grade. Chuck to make the changes and re-submit it to the Board to review.
- **Palm Tree Trimming** – Board asks Debbie to get a bid from the company that did the trimming last year for the palms.

Open Discussion

Don Zyriek – thanks the Board for removing the tree stumps in the community. Would like to see late fees waived for homeowners for the month of January.

Greg Paaske – he introduces himself to the Board and he is very happy to be in Oasis.

Next meeting: The next meeting will be on March 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: Jessica motions to adjourn, Claire seconds. The meeting adjourned at 8:22 pm

Oasis Homeowner's Association
Board of Directors Meeting March 16 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 February 16 2023 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the February 2023 Financials. Total income for February was \$32,240.00. Total Maintenance and Repair is \$16,978.42. Total Parts and Supplies is \$12,627.80 which includes the purchase of two fountain pumps. Total Utilities is \$2,401.31 and Total Administrative is \$3,233.68. This makes the Total Operating Expenses for February \$35,241.21 giving the community a net loss of \$18,888.66 for the month. Total Liabilities and Capital is \$871,789.83. Claire motions to approve the financials, Rick seconds, all approve.

HOA BUSINESS

Deca Landscape Specialties: There is no report from Deca for February.

Lake Report

The lake report for January shows the association has a score of 40. The lake has again tested positive for golden algae.

Pet Butler Report

February: 23 piles around the lake and 129 piles of waste around the loop

Liaison Report

- Fountain lights were cleaned
- Checked the drywell flows
- Added water to the lake
- Removed a root mass from the main pump vault
- Leak in pump house is still active
- Cleaned out the Y strainer
- Put up no fishing / golden algae signs
- New pump installed on S McClintock with pool box

Architectural Report

LOT #9 – 7053 Heather – approved exterior painting

LOT 165 – 7081 Los Feliz – approved desert rock front landscaping

LOT 321 – 1967 Chilton – approved replace grass with turf

LOT 353 – 1956 Brentrup – approved change to grass to turf, add pavers/plants

New Business

- **Golden Algae** – via a unanimous vote outside of the meeting, the Board agreed to a treatment for the removal of the algae of \$1300.
- **Palm Tree Trimming** – via a unanimous vote outside of the meeting, the Board agreed to the bid from Bassett Tree Service to trim the palms at the same cost as last year. Approving this early will get the HOA close to the top of the list in terms of scheduling.
- **Fresh Catch Fish Inc Proposal** – Proposal that was approved last month was cancelled due to a supplier problem. This will be rescheduled to the fall.

- **Deca Spring Planting Proposal** – this is tabled for the time being. In the meantime, Board asks Chuck to get a bid from Deca on putting in rock around one of the ficus trees. Board asks Debbie to check on rebates for HOAs from the City.
- **Pump Re-Pipe** – Board reviews the proposal from Pumpman to remove old existing 4" plastic piper in the vertical turbine pump house and replace with steel. In addition, Deca has trenching and plumbing work they will also need to do. Alan motions to approve the work/repair being done at a cost not to exceed \$12,000 [approximately \$7294 to Pumpman and \$3969 to Deca Landscaping], Rick seconds, all approve.
- **Utility Box Painting** – Diane motions to approve painting of the utility box by the pump house not to exceed \$100, Claire seconds, all approve.

Old Business

- **Architectural Guidelines** – tabled
- **Revive Tree Care invoice (Trimming)** – Ed needs to verify with Board that work has been done satisfactorily. Board asks Debbie to check with Deca and Harris and Sons to see if their level 1 tree quote is still good.
- **Masonry Scope of work** – Board will review over email.

Open Discussion

There is no open discussion.

Next meeting: The next meeting will be on April 20 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, Rick seconds. The meeting adjourned at 7:12 pm

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

Oasis Homeowner's Association
Board of Directors Meeting May 18 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 Triboli

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

Oasis Homeowner's Association
Board of Directors Meeting June 15 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

Rick motions to approve the May 18 2023 minutes with changes, Jessica seconds, all approve.

Financial Review

Alan recaps the May 2023 Financials. Total income for April was \$31,810.50. Total Maintenance and Repair is \$17,631.03. Total Parts and Supplies is \$0. Total Utilities is \$4,089.90, this includes the fish replenishment and Total Administrative is \$3,802.49. This makes the Total Operating Expenses for May \$25,523.43 giving the community a net gain of \$5,152.22 for the month. Total Liabilities and Capital is \$878,937.20. Alan motions to approve the financials, Claire seconds, all approve.

HOA BUSINESS

Deca Landscape Specialties: No report was available at time of meeting.

Lake Report

The lake report for May shows the association has a score of 38.

Pet Butler Report

There is no report

Liaison Report

- Landscapers are continuing to check the irrigation system and fix leaks if any
- N side feature light was replaced as well as some wiring
- Bees reported at two locations – Debbie to contact pest control
- Palms will be trimmed next week
- Took tree down that was growing into the ficus tree by the bench area

Architectural Report

LOT #37 – 1893 Drake – approved patio cover side of house

LOT #88 – 1857 Chilton – approved security door

Lot #162 – 7056 Los Feliz – approved security door

New Business

- **No new business**

Old Business

- **Architectural Guidelines** – Board decides to leave guidelines as is with no changes at this time.

Open Discussion

5 homeowners present – discussion about dead grass in front yards. Thank you to Deca Landscaping for doing a great job!

Next meeting: The next meeting will be on July 20 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 7:20 pm

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

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

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 Triboli

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

Oasis Homeowner's Association
Board of Directors Meeting November 17 2023 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Triboli

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

Minutes

Diane motions to approve the October 19 2023 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the October 2023 Financials. Total income for October was \$23,959.47. Total Maintenance and Repair is \$26,078.44 paying the October and November landscape invoices. Total Parts and Supplies is \$93.58. Total Utilities is \$3,023.36 and Total Administrative is \$3,014.82. This makes the Total Operating Expenses for October \$32,210.20 giving the community a net loss of \$7,701.97 for the month. Total Liabilities and Capital is \$881,190.48. Claire motions to approve the financials, Rick seconds, all approve.

HOA BUSINESS

Lake Report

The lake report for October shows the association has a score of 38 good. This is a drop from the 44 excellent in September. This is possibly due to the bird population.

Liaison Report

- All water features are running
- Pumpman has agreed to warranty the broken pump because he is an authorized dealer. So, we will not have to ship the pump back to New Jersey
- Chuck shows the board the actual seal that failed on the pump
- Chuck shows the board the worn-out wiring for the lights at the fountains. Rick has ordered new lights.
- Chuck and Ed are still working on the pump clean out time line.
- Discussion about the holiday wreaths – Rick suggests adding an "I" bolt to attached to the wreaths with a locking cable.

Architectural Report

LOT #40 – 1881 Drake – approved to add rock to front yard

LOT #383 – 1809 Dava – white windows approved

New Business

- **Revive Tree Trimming Quote** – Board approves the quote with the following change, remove 1 sumac and add removing branches behind two homes on Hazelton.
- **Deca Quote** – Board tabled this quote for now.
- **Deca to do List** – Chuck to work with Deca on 1) providing the Board with an irrigation audit of irrigation around the loop, 2) doing a cut back/rejuvenation to all of the plants around the loop and removing any dead ones 3) to check on progress of the approved estimate for areas 2 & 3, 4) capping off sprinkler in section A of the most recent bid that included the ficus trees and 5) replacement of plants including types and cost in the medians.

Old Business

- **There is no old Business**

Open Discussion - There is no open discussion

Next meeting: The next meeting will be January 18 2024

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 8:24 pm