

Oasis Homeowner's Association
Board of Directors Meeting March 21 2024 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Triboli

Call to Order: Meeting was called to order at 6:04 pm by Jessica.

Minutes

Alan motions to approve the February 15 2024 minutes with changes, Claire seconds, all approve.

Financial Review

Alan recaps the February 2024 Financials. Total income for February was \$31,568.50. Total Maintenance and Repair is \$14,182.88. Total Parts and Supplies is \$0. Total Utilities is \$3,200.40. This is high and Alan is working on it with SRP. And Total Administrative is \$3,744.84. This makes the Total Operating Expenses for February \$21,128.12 giving the community a net gain of \$10,817.78 for the month. Total Liabilities and Capital is \$933,685.64. Claire motions to approve the financials, Jessica seconds, all approve.

HOA BUSINESS

Landscape Report

Report from Deca is reviewed with no questions.

Lake Report

The lake report for February shows the association has a score of 36 good.

Liaison Report

- The pump rebuild was a success!
- Ed has filed the water report with the state.

Architectural Report

LOT #121 – 1866 Dava – exterior paint - approved

LOT #236 – 1981 Stephens – landscaper/paver changes – approved

LOT #333 – 1974 McNair – adding block to side wall - pending

New Business

- **Palm Tree Trimming Bid** – Board reviews the bid from Bassett Tree Service for trimming the palms. Claire motions to approve, Jessica seconds, all approve.
- **Deca Tree Trimming Proposal** – Proposal is reviewed. Alan motions to approve, Jessica seconds, all approve.
- **Deca Paver/Brick repair proposal** – Board reviews the proposal, it is incorrect. Chuck to clarify the bid with Deca.

Old Business

- **There is no old business**

Open Discussion –

- Barbara Crawford has an email request to the Board to plant more trees behind her house. Board has approved vegetation/plants in that area but they are not scheduling any new trees to be planted at this time. Planting will happen when new irrigation has been addressed.
- Nancy Puffer nominated Oasis for a 2024 Outstanding Neighborhood Space Award from the City and we won. Claire will be present on Saturday April 6th from 9am to 11am at Kiwanis Park to receive the award on behalf of the HOA.
- Mike and Carla Berg from 1915 E McNair (owners since 2009) are present to discuss a section of their wall that fell down. They have already tried to submit to their insurance company but were denied. There may be additional sections adjacent to the one that fell that may also be compromised. Board asks Debbie to send the owner a scope of work. Owners are working on getting a bid for the repair. They will be using 8" block rather than the 4" with the extra length being in their backyard. Footing will need to be changed to accommodate the larger wall. Most likely block will be gray and will have to be painted/stained at a later date.

Next meeting: The next meeting will be April 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: Alan motions to adjourn, Claire seconds. The meeting adjourned at 7:29 pm