

Oasis Homeowner's Association
Board of Directors Meeting April 18 2024 6:00 PM
OPEN SESSION MINUTES

Board Members Present: Alan Heikkala, Jessica Ireland, Rick Dusterhoft, 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 March 21 2024 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the March 2024 Financials. Total income for March was \$30,498.00. Total Maintenance and Repair is \$31,405.20 – this was due to the recent pump maintenance and tree trimming/removals that have been done. Total Parts and Supplies is \$0. Total Utilities is \$2,336.61. And Total Administrative is \$10,203.16 – this was because we made our yearly insurance premium payment. This makes the Total Operating Expenses for March \$43,944.97 giving the community a net operating loss of \$15,968.97 for the month. Total Liabilities and Capital is \$920,433.16. This gave the community a \$13,252.48 net loss for the month. 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 March shows the association has a score of 42 excellent.

Liaison Report

- Ed will be filing the ground water report in June
- Irrigation lateral was down for a week due to repairs
- All water features cleaned
- Build up in water features may require them to be cleaned more frequently
- Discussion about the trees in the backyards behind the N McClintock and Los Feliz water features. Debbie to check with Bassett Trees if when they are out to trim palms, can they trim those trees as well?
- Board determines that if mucking and cleaning out the water features does need to be done more frequently and on a regular basis, that there should be an additional charge for that, takes about 3 hours.

Architectural Report

LOT #228 – 1965 Dava – replace roof tiles - pending

LOT #257 – 7385 Hazelton – pergola – pending, need more info

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

New Business

- **Fallen Wall 1915 McNair** – Board is reviewing the bids for repair sent by homeowner.
- **Block Wall Repairs/Documentation Proposals** – Chuck has presented the Board with 3 proposals for work in the community on the block walls. Alan motions to approve the 3 proposals, Claire seconds, all approve.
- **Burns Pest control proposal** – Board reviews the proposal to seal up the wall on Chilton and Anozira Parkway in an area where there has been continued bee issues. Jessica motions to approve, Claire seconds, all approve.

Old Business

- **There is no old business**

Open Discussion –

- Lisa Zyriek is present to address the Board regarding the proposal additional dwelling unit modification that the City of Tempe is considering and how it may affect the Oasis. Board will review this information.

Next meeting: The next meeting will be May 16 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: Diane motions to adjourn, Rick seconds. The meeting adjourned at 8:20 pm