

Oasis Homeowner's Association
Board of Directors Meeting May 16 2024 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 5:56 pm by Claire.

Minutes

Alan motions to approve the April 18 2024 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the April 2024 Financials. Total income for April was \$33,446.50. Total Maintenance and Repair is \$15,530.27 – this includes the pump repair. Total Parts and Supplies is \$12.42. Total Utilities is \$2,817.65. And Total Administrative is \$9,261.35 – this included the tax preparation fee and the Federal and State tax payments totaling \$5,404.37. This makes the Total Operating Expenses for April \$27,621.69 giving the community a net operating gain of \$3,302.81 for the month. Total Liabilities and Capital is \$926,854.45. This gave the community a \$6,421.29 gain for the month. Claire motions to approve the financials, Diane seconds, all approve.

HOA BUSINESS

Landscape Report

Report from Deca is reviewed with no questions.

Lake Report

The lake report for April shows the association has a score of 41 Good. Alan motions to approve lake dye application of \$400, Diane seconds, all approve.

Liaison Report

- N McClintock fountain had high readings from the run capacitors. Pump is original (approx. 1 yr. old) and needs rebuilding. The cost for this will be approximately \$1800.
- Cleaned lake lights and emptied water from their chamber. Lights are no longer listing and are higher in the water.
- Caught homeowners feeding the ducks two times. There is a notification on the website not to do this and Chuck will put the signs out.
- Lights at the N McClintock water feature were stolen again. Rick had bought extras and will replace them.

Architectural Report

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

LOT #37 – 1893 E Drake – sail shade – approved

LOT #312 – 1916 E McNair – refresh front yard - pending

New Business

- **Fallen Wall 1915 McNair** – Board will discuss in the closed session as they have a legal opinion to review.

Old Business

- **Block Wall Repairs/Documentation Proposals** – Chuck has completed the documentation of all shared common walls in the community. He presents a spread sheet and thumb drive with pictures.

Open Discussion –

- Don Zyriek is present to address the Board regarding some additional information he has on the proposed zone changing of ADU's to properties – including every lot in Oasis would be eligible per the Deputy Director for Planning in Tempe and that the City would not consult the CCRS of a community before permitting such a dwelling. Board will continue to monitor and may also add this as an agenda item at the annual meeting.
- Craig Colin is present and asks Board about changing the entry water features out for desert plantings since the cost for replacing and repairing the pumps has gotten so high. Board will address this as an agenda item at the annual meeting.

Next meeting: The next meeting will be June 20 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 8:19 pm