

Oasis Homeowner's Association
Board of Directors Meeting June 20 2024 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

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

Minutes

Alan motions to approve the May 16 2024 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the May 2024 Financials. Total income for May was \$34,398.50. Total Maintenance and Repair is \$17,721.72 – this includes wall condition documentation photos and spreadsheet, wall stain, wall repair and pump repair transfer fee. Total Parts and Supplies is \$12.42. Total Utilities is \$3,969.70. And Total Administrative is \$4,984.01 – this included the cost of a legal opinion on wall repairs. This makes the Total Operating Expenses for May was \$26,687.85 giving the community a net operating gain of \$13,026.15 for the month. Total Liabilities and Capital is \$939,880.60 which includes the annuity revenue of \$4,721.40 for the year from Mass Mutual Ascend. This gave the community a \$6,421.29 gain for the month. Rick motions to approve the financials, Claire seconds, all approve.

HOA BUSINESS

Landscape Report

There was no report

Lake Report

There was no report

Liaison Report

- McClintock median lights went out, they were able to be controlled manually but not by the clock. Chuck got a new clock for \$80.
- The lights were replaced at the fountains and are chained in place.
- Drywells will be checked soon and Debbie to find out if they need to be drained or dry.
- Recent windy days are causing lots of debris to be left in the water features.
- Ed flushed out the main line to the lake.
- Multiple bulbs were replaced on the lake water features via the boat.
- Ed filed the turf report with the county.

Architectural Report

LOT #307 – 1944 Chilton – stain block fence – approved

Debbie to send a copy of the Architectural Rules and Regulations to the Board along with a copy of the flow chart.

New Business

- **Pilasters** – this item is tabled until next meeting.

Old Business

- **There is no old business**

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 – Don notes that per CCR section 16, the HOA architectural committee can deny them.
- Sue Fogel is present to let the Board know she spoke with the City of Tempe Director of Transportation about the bike lane on McClintock and will be meeting with him next week.

Next meeting: The next meeting will be July 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: Diane motions to adjourn, Rick seconds. The meeting adjourned at 7:20 pm