

Oasis Homeowner's Association
Board of Directors Meeting July 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 6:06 PM pm by Jessica.

Minutes

Rick motions to approve the June 20 2024 minutes with changes, Jessica seconds, all approve.

Financial Review

Alan recaps the June 2024 Financials. Total income for June was \$27,578.00. Total Maintenance and Repair is \$14,868.96. Total Parts and Supplies is \$26.39. Total Utilities is \$3,428.77. And Total Administrative is \$4,262.79. This makes the Total Operating Expenses for June \$22,586.93 giving the community a net operating gain of \$6,155.03 for the month. Total Liabilities and Capital is \$946,035.63. Rick motions to approve the financials, Claire seconds, all approve.

HOA BUSINESS

Landscape Report

- Tree trimming is effectively complete. We have just a few things to do, but overall, really addressed a lot of tree trimming this year. I hope everyone has been happy with the work.
- We are ready to complete the aeration of the turf, which will also include some Bermuda seeding in any bare areas. With some humidity and the possibility of some rain, we should have good results. Trying to schedule for next week. Aerate, seed, drag plugs with drag mat.
- Once some rainstorms move in, we'll be getting our pre-emergent down in the granite areas.

Lake Report

Lake condition is good with a May score of 38.

Liaison Report

- Replaced some community lighting
- Removed a dead queen palm and a small tree along Kenwood
- Need to power wash areas of sidewalk and benches around the lake. Cost to be \$300 and can be done this Saturday. Alan motions to approve, Claire seconds, all approve.

Architectural Report

LOT #383 – 1809 Dava – landscaping change – approved

LOT #384 – 1815 Dava – landscaping change – approved

LOT #376 – 1834 Dava – install gazebo backyard – denied; need more information

New Business

- **Pilasters** – this item is tabled until next meeting.
- **Annual Meeting Draft Agenda** – Board will finalize at the next meeting
- **Palm Tree Removal Bid** – Board reviews the Revive bid. Board agrees to removing and stump grinding the palm for \$650. Queen palm bid is no longer needed. Board would also like a bid on removing the pine along Anozira Parkway.
- **Architecture Committee** – Committee will review the guidelines and submit changes to the Board by January 2025.

Old Business

- **There is no old business**

Open Discussion –

- 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, there is nothing new until after the Shutterflyway bike path has been completed.

Next meeting: The next meeting will be August 15 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, Rick seconds. The meeting adjourned at 7:26 pm