

Oasis Homeowner's Association
Board of Directors Meeting August 15 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 Triboli

Call to Order: Meeting was called to order at 6:00 PM pm by Jessica.

Minutes

Alan motions to approve the July 18 2024 minutes, Jessica seconds, all approve.

Financial Review

Alan recaps the July 2024 Financials. Total income for July was \$34,260.00. Total Maintenance and Repair is \$31,507.67 which includes the palm tree trimming. Total Parts and Supplies is \$0. Total Utilities is \$3,584.44. And Total Administrative is \$3,607.24. This makes the Total Operating Expenses for July \$38,699.35 giving the community a net operating loss of \$6,961.35 for the month. Total Liabilities and Capital is \$941,794.81. Jessica motions to approve the financials, Rick seconds, all approve.

HOA BUSINESS

Landscape Report

There is no report. Board notes that the landscaping is looking rough. Debbie to check with Mike on what the schedule is and if they can do an irrigation audit. It is noted that the oleanders were cut down for a second year in a row and there has been no effort into pulling the rock away from the sidewalks. Board would like Mike to attend the October meeting. Board asks Debbie to get bids for landscaping.

Lake Report

Lake condition is good with a July score of 38.

Liaison Report

- Ed asks Debbie if she can send a notice to lot 383 to trim ficus trees hanging over the North McClintock water feature.
- Debbie to check with Stormwater Pros about the complimentary inspection schedule
- Discussion about Ed adding muratic acid to drywells.
- Board would like Ed to show Rick the community equipment so he is aware of it's workings.

Architectural Report

LOT #24 – 1874 Drake – exterior painting scheme 16 – approved

LOT #341 – 1961 McNair – window screens – approved

LOT #10 – 7065 Heather – add a front yard tree – approved

New Business

- **Pilasters** – this item is tabled until next meeting. Waiting for feedback from Chuck.
- **Annual Meeting Draft Agenda** – Board finalizes the annual meeting agenda.
- **Deca Tree Trimming Invoice** – Board approves invoice as submitted.

Old Business

- **Wall Repair Bids** – Board has 2 bids for the work along McClintock. Claire will get with Sunset Fence, Inc to revise the scope based on the size of the block after discussion with attorney.

Open Discussion –

- Lisa Zyriek – per an email request, Lisa would like short term rentals and ADU's addressed at the annual meeting. Board invites Lisa to address those present at the meeting with her presentation.
- Brandon Callister – per an email request – would like to have a common area tree branch removed that is hanging over his yard. Board will have Debbie address this with him.

Next meeting: The next meeting will be the Annual meeting on September 19th – notices will be mailed.

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, Alan seconds. The meeting adjourned at 8:15 pm