

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

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

Kinney Management Services Representative: Debbie Tribioli

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

Minutes

Alan motions to approve the November 17 2023 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the December 2023 Financials and notes that the November financials gave the association a \$9K gain for the month. Total income for December was \$35,172.00. Total Maintenance and Repair is \$21,317.85 which included tree removals and a pump repair. Total Parts and Supplies is \$235.63. Total Utilities is \$3,025.78 and Total Administrative is \$3,196.25. This makes the Total Operating Expenses for December \$27,775.51 giving the community a net gain of \$7,997.00 for the month. Total Liabilities and Capital is \$898,197.39. Alan motions to approve the financials, Rick seconds, all approve. Alan motions to take \$100K from ISC 641 account and put it in a 24-month CD. Rick seconds, all approve. Alan will let the Board know the rate of the CD next week via email.

HOA BUSINESS

Landscape Report

Mike from Deca Landscaping is present to speak to the Board. Here are the items that landscaping is doing:

- There are areas of patchiness in the overseeding – those are being tended to
- The grass was last fertilized on Jan 15th
- The Elliot corner is looking very nice
- Status of plants/trees is normal. Trim backs to the plants are coming – oleanders, lantana, yellow bells, bougainvillea, etc. This will most likely begin in February.
- Mike is currently working on the return line for the main pump
- Mike will be installing new red yuccas in the medians at his cost. Approximately 24 plants. Also installing new plants at the end caps.
- He will prepare a tree inventory for trimming purposes
- Broken irrigation by Ficus tree has been repaired.
- He has flushed and reconfigured the irrigation for the pots and palms near the Elliot water feature.
- A walk thru with the Board is scheduled for Saturday, February 10th.

Lake Report

The lake report for November shows the association has a score of 36 good and for December it is 27 good.

Liaison Report

- Wreaths were removed from water features and stored away.
- Pump rebuild is moving forward

- North McClintock water feature has extra chemicals added by Aquatic Consulting to help break down the foliage in the fountain, this accounts for the brown water color.
- Well Done Pump Repair is doing the work on the main pump and should have a crane out next week to remove it. Job should take 7-10 days. Cost for the job will be approximately \$16K – this is for the rebuild and the installation of steel plates.
- Fountain lights were cleaned.

Architectural Report

LOT #49 – 1845 Drake – approved exterior painting

LOT 279 – 1920 Stephens – approved exterior windows

LOT #307 – 1944 Chilton – approved to raise RV gate 10 inches

New Business

- **Pump Rebuild** – Alan motions to repair pump not to exceed \$2K. Rick seconds, all approve.
- **Email Request** – Board received an email request from 1910 McNair to have the HOA install additional trees/plants behind their house. Board is evaluating the irrigation prior to installing any new plants or trees.

Old Business

- **There is no old business**

Open Discussion – One homeowner present discusses the community wall deterioration. Board explains it has been hard to find vendors but they are working on it.

Next meeting: The next meeting will be February 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, Alan seconds. The meeting adjourned at 7:28 pm

Oasis Homeowner's Association
Board of Directors Meeting February 15 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 6:05 pm by Claire.

Minutes

Rick motions to approve the January 18 2023 minutes with changes, Diane seconds, all approve.

Financial Review

Alan recaps the January 2024 Financials. Total income for January was \$46,777.00, this is high due to some homeowners that pay for the year in full. Total Maintenance and Repair is \$14,998.12. Total Parts and Supplies is \$393.43 which included lights and brackets for the fountains. Total Utilities is \$3,184.04 – it is noted that SRP has increased their rates. And Total Administrative is \$3727.16. This makes the Total Operating Expenses for January \$22,302.75 giving the community a net gain of \$21,952.25 for the month. Total Liabilities and Capital is \$922,867.86. Claire motions to approve the financials, Rick seconds, all approve.

Regarding the CD purchase referred to in January's financial report, Alan noted the Certificate of Deposit, due to the FDIC \$250k limitations, had to be purchased as an investment through CDARS (Certificate of Deposit Account Registry Service) under the IntraFi Network to ensure proper insurance coverage for our funds.

Alan authorized a purchase of a CD Ladder of \$33k in each 13, 26, and 52 week terms for a total of \$99k at 4.75%. Each of them will automatically renew for one year at the completion of every term unless notified to change within ten days of maturing.

HOA BUSINESS

Landscape Report

There is no report

Lake Report

The lake report for January shows the association has a score of 43 good. It was noted by the lake management company, that they noticed some dead fish and the collected a golden algae sample. It was positive (present). This toxic alga has typically been occurring in the lake in March, but it has shown up early this year and has been found in the SRP canal system. The Lakes of Tempe, Kiwanis Park, Dobson Ranch, Val Vista Lakes, The Springs, and The Islands have already tested positive. The lake management company is requesting approval to make an algaecide application to the entire lake volume as is the protocol for golden algae? We have some *Microcystis* (floating green scum-like algae) and the application would help reduce that too. Cost will be around \$1300.00 for labor and materials. Diane motions to approve the application and cost, Rick seconds, all approve.

Liaison Report

- We have removed the main motor, vertical pump turbine, and steel decking assemblage for rebuilding and replacing necessary

components to rejuvenate the system. We are probably going to be down for about 10 days without any complications. The entry water features will be shut down if the water loss is too great.

Architectural Report

LOT #36 – 7123 Taylor – request to extend master bedroom – this is pending information about backyard access

LOT #105 – 1867 Oasis – request to replace mail box and paint exterior – approved

LOT #133 – 7269 Los Feliz – exterior paint – approved

LOT #162 – 7056 Los Feliz – exterior paint – approved

LOT #345 – 1879 Oasis – exterior paint – approved

Lot #218 – 1968 Dava – exterior paint – approved

1974 McNair – he would like to extend his back and side fences another 2 rows of block. Diane will have a look and report back to Board.

New Business

- **Tree Bid** – Board reviews and approves Revive Tree Services invoice for \$1015. Alan motions to approve, Rick seconds.

Old Business

- **There is no old business**

Open Discussion – One homeowner addresses an area where there is some rebar sticking up, Rick knows the area and Chuck to check on it.

Next meeting: The next meeting will be March 21 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: Rick motions to adjourn, Alan seconds. The meeting adjourned at 7:09 pm

Oasis Homeowner's Association
Board of Directors Meeting March 21 2024 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:04 pm by Jessica.

Minutes

Alan motions to approve the February 15 2024 minutes with changes, Claire seconds, all approve.

Financial Review

Alan recaps the February 2024 Financials. Total income for February was \$31,568.50. Total Maintenance and Repair is \$14,182.88. Total Parts and Supplies is \$0. Total Utilities is \$3,200.40. This is high and Alan is working on it with SRP. And Total Administrative is \$3,744.84. This makes the Total Operating Expenses for February \$21,128.12 giving the community a net gain of \$10,817.78 for the month. Total Liabilities and Capital is \$933,685.64. 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 February shows the association has a score of 36 good.

Liaison Report

- The pump rebuild was a success!
- Ed has filed the water report with the state.

Architectural Report

LOT #121 – 1866 Dava – exterior paint - approved

LOT #236 – 1981 Stephens – landscaper/paver changes – approved

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

New Business

- **Palm Tree Trimming Bid** – Board reviews the bid from Bassett Tree Service for trimming the palms. Claire motions to approve, Jessica seconds, all approve.
- **Deca Tree Trimming Proposal** – Proposal is reviewed. Alan motions to approve, Jessica seconds, all approve.
- **Deca Paver/Brick repair proposal** – Board reviews the proposal, it is incorrect. Chuck to clarify the bid with Deca.

Old Business

- **There is no old business**

Open Discussion –

- Barbara Crawford has an email request to the Board to plant more trees behind her house. Board has approved vegetation/plants in that area but they are not scheduling any new trees to be planted at this time. Planting will happen when new irrigation has been addressed.
- Nancy Puffer nominated Oasis for a 2024 Outstanding Neighborhood Space Award from the City and we won. Claire will be present on Saturday April 6th from 9am to 11am at Kiwanis Park to receive the award on behalf of the HOA.
- Mike and Carla Berg from 1915 E McNair (owners since 2009) are present to discuss a section of their wall that fell down. They have already tried to submit to their insurance company but were denied. There may be additional sections adjacent to the one that fell that may also be compromised. Board asks Debbie to send the owner a scope of work. Owners are working on getting a bid for the repair. They will be using 8" block rather than the 4" with the extra length being in their backyard. Footing will need to be changed to accommodate the larger wall. Most likely block will be gray and will have to be painted/stained at a later date.

Next meeting: The next meeting will be April 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: Alan motions to adjourn, Claire seconds. The meeting adjourned at 7:29 pm

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

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

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

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

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 Tribioli

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

Oasis Homeowner's Association
Board of Directors Meeting October 17 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.

Officer Positions: Alan Heikkala - Treasurer, Jessica Ireland – Member at Large, Rick Dusterhoft - Secretary, Diane Petteruti – President and Claire Pavlus – Vice President. Rick will now become the chair of the Architectural Committee.

Landscape Report: Mike from Deca is in person to present his report – copy is provided to the Board.

- Overseeding was completed
- Pump station issues have interfered with watering
- Reports there are constant problems with the drip system (*note an irrigation audit was requested from Deca on 8/17/24)
- Reports that irrigation needs to be flushed out
- Reports that there are old plants that need to be removed
- Reports that the pressure regulators have not been checked
- Reports that north and south timers need replacement
- Discussion about watering issues at/around trees
- Discussion about adding a new pump station to maintain pressure
- Discussion about stressed vegetation – Board has requested to know the watering schedule
- Discussion of installing water flow sensors / programable timers
- Discussion about forming a landscape committee who would tag landscape issues
- Mike apologizes multiple times to the Board for his lack of and erratic communication.

Minutes

Alan motions to approve the August 15 2024 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the September 2024 Financials. Total income for September was \$30,295.75. Total Maintenance and Repair is \$15,360.97 which includes replacement motor. Total Parts and Supplies is \$0. Total Utilities is \$3,922.70. And Total Administrative is \$4,018.54 which included the annual meeting mailing costs. This makes the Total Operating Expenses for September \$23,302.21 giving the community a net operating gain of \$8,167.83 for the month. Total Liabilities and Capital is \$952,399.39. Rick motions to approve the financials, Claire seconds, all approve. Claire motions to pay the Church \$250 for the use for the annual meeting, Rick seconds, all approve.

HOA BUSINESS

Landscape Report

See notes above

Lake Report

Lake condition is good with an August score of 39.

Liaison Report

- Cleared fountain blockage
- Flushed out Y strainer
- Replaced bearing in hydration line
- Checked breakers and wiring
- Discusses options for new bulletin board

Architectural Report

LOT #276 – 1931 Stephens – solar panels – approved

LOT #322 – 1971 E Chilton – front door replacement - approved

LOT #376 – 1834 E Dava – backyard gazebo – denied

LOT #384 – 1815 E Dava – landscaping changes – approved

New Business

- **Budget** – After some discussion, Alan will finalize the budget to the Board. Monthly assessment for Oasis will be \$90.
- **Pilasters** – this item is tabled indefinitely.
- **Drywell Proposal** – This item is tabled.
- **Revive Invoice #7779**– Board approves invoice as submitted.
- **Architectural Committee** – Committee is aware that the revisions need to be to the Board by January meeting.
- **Deca Proposal** – Deca proposal installation of drip system filter and 30 PSI regulator. Also 1" Irritrol Electric Control Valve for \$5632.00. Alan motions, Claire seconds, all approve.
- **Website** – Discussion about updating the website.

Old Business

- **There is no old business.**

Open Discussion –

- Maura Shaffer – proposes to the Board to form a landscape committee with up to 5 members. Rick motions to create a Landscape Committee with Jessica as the Chair, Diane seconds, all approve. Committee would develop a plan for the community and understand the current watering schedule. This committee is to report to the Board only and all decisions would go thru the Board only.

Next meeting: The next meeting will be on November 21st.

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, Alan seconds. The meeting adjourned at 8:25 pm

Oasis Homeowner's Association
Board of Directors Meeting November 21 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 Diane.

President's Address: After being on this board for over 10 years, I am excited to now serve as President. I value the trust placed in me as I take this new role.

I want to thank the existing board for their many years of hard work. Your dedication, commitment and service have paid off in the many successes we enjoy today in our neighborhood.

Looking forward, my vision for the next two years is to strengthen the bonds of our neighborhood by working together with all of you to ensure every decision made is in the best interest of our community.

While our neighborhood is beautiful and in great condition overall, after 30 years, there are some much needed updates. The first initiative I would like to implement this year is to reestablish and strengthen communication with our top vendors. Deca, our landscaping company, is a good example of this. Their knowledge of our irrigation system and ability to work with our unique needs has made them invaluable to us. They have already enhanced several features in our aging and outdated infrastructure over the past 2 1/2 years which have been very beneficial. But there is much more to do. This is why I would like to see us retain Deca. It has taken these past 2 1/2 years to learn the complex system, and they are now revealing the patches and unprofessional fixes that have been made by prior landscape companies. As you can imagine, it is going to take more than my 2-year term to complete this major overhaul. However, I feel we are on the right course to make these much-needed changes. Our partnership with Deca will help to maintain the high standards of our community.

In order to enhance this partnership with Deca, we also now have a Landscaping and Advisory Committee. This committee is headed up by Maura. Maura, along with Laura and Roseann, have been surveying the whole property to put together a scope of work. Chuck and Ed have also been collaborating in this effort as they have extensive knowledge about the ins and outs of this property. Chuck and Ed's dedication to our community is tireless and has served us well, as they have saved us thousands of dollars maintaining so many things that many homeowners don't even realize. Maura's extensive expertise as a Master Gardener will also be very beneficial as she will be looking at plants that will work better in many areas of our community. She will also advise and work with Mike in the trimming process to create healthier, thriving plant life. Jessica has volunteered to work with this outstanding committee and all recommendations will be brought to the board for discussion and implementation of advice.

Another initiative I'm excited about is to create a committee dedicated to our fountains. I would like to find someone in our community that has the expertise knowledge about this subject. Chuck and I have talked about several different ideas and the possibility that he knows someone who can help us with replacing the pump system we currently have. Our community is aptly named "The Oasis", and the beautiful fountains are the first impression that people see as they enter our neighborhood. Maintaining and enhancing these essential features will ensure they continue to add beauty and value to our community.

And finally, the most challenging initiative of all- The Walls!!! While we have been moving forward with a few decisions, we have a long way to go. This project has been a nightmare to say the least. It's not as easy as it would appear, and there are many factors that need to be looked at and considered. One major problem is many of these walls are being unintentionally destroyed by homeowners watering them. This is one major issue that needs to be addressed before we begin any major construction. Stay tuned, we hope to have some meaningful updates in the near future. Your input is always welcomed.

This is certainly not everything that needs to be done but just the pressing issues at this time. I love our beautiful neighborhood and all the friends I have made here as an original homeowner. I am looking forward to working together with everyone to continue to make this one of Tempe's premier communities.

Thank you for your time.

Minutes

Alan motions to approve the October 17 2024 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the October 2024 Financials. Total income for October was \$32,053.50. Total Maintenance and Repair is \$16,127.00 which includes 2 months of lake maintenance and irrigation timer replacements. Total Parts and Supplies is \$5,482.22 which includes the winter grass seed. Total Utilities is \$3,439.53. And Total Administrative is \$3,808.72 which included the annual meeting facility use fee. This makes the Total Operating Expenses for October \$28,857.47 giving the community a net operating gain of \$3,360.10 for the month. Total Liabilities and Capital is \$955,759.49. Diane motions to approve the financials, Rick seconds, all approve.

HOA BUSINESS

Landscape Report: Mike from Deca is in person to present his report – copy is provided to the Board.

- There are several pages of emails from Mike with updates and reports.
- Deca Proposal #11152024-1 for installation of 1 ½" control valves (2) is reviewed- 25 drip system filters and regulators and 25 control valves. Rick motions to approve, Claire seconds, all approve.

Lake Report

Lake condition is good. SRP Dry up is happening now. Ed says SRP did not shut down lateral or gate valve like they usually do. Shut down is expected to last 30 days (11/20-12/20). Claire discusses Rick Almalfi helping out with Lake management along with Ed. Ed to get with Rick and give him a key.

Liaison Report

- Lake fountain light was adjusted and cleaned
- North McClintock fountain – homeowner cut trees behind feature.
- Wires were removed from eucalyptus

Architectural Report

LOT #8 – 7050 S Heather – exterior paint – approved

LOT #336 – 1981 E McNair – replace RV and single gate - approved

Architectural Committee Members are: Rich Dusterhoft – Chair, Rita Osland, Lisa Zyrick, Sue Fogel, Craig Collin, Claire Pavlus and Elizabeth Brewer.

New Business

- **Landscape Committee** – Landscape Committee Members are: Maura Shafffer – Chair, Laura Reisinger, Rosanne Kuipers, Chuck Bruns, Jessica and Adrian Ireland. Committee provides landscape reports from 11/2, 11/9 and 11/17.
- **Architectural Committee** – Committee is aware that the revisions need to be to the Board by January meeting.
- **Landscape Bids** – Board agrees to monitor and review in late 2025.
- **Reserve Study** – Association has had a study done in 2005, 2017 and we need an updated one. Cost for the update is \$1960. Board asks Debbie to check with company about an in-person meeting.
- **Refreshing Landscaping Pots** – Claire would like to spend no more than \$130 to update the flowers in the pots around the lake by the benches. Jessica motions to approve, Diane seconds. Alan votes no. Motion passes with the majority.
- **Sidewalks** – Chuck and Mike from Deca will get a bid to Debbie for the work to grind down any areas that need it done.
- **Drywells** – Debbie to get a bid from Torrent on the drywells.
- **Pet Waste Pick Up** – Board asks Debbie to get another bid on pet waste pick up around the loop.

Old Business

- **There is no old business.**

Open Discussion –

- Adriane Ireland – has a question about tree irrigation. Would like to make sure that trees are being properly watered and not just getting ambient watering from grass or nearby bushes. Discussion about having an Arborist look at the trees.

Next meeting: There will be no December meeting. The next meeting will be January 16 2025.

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Adjournment: Alan motions to adjourn, Rick seconds. The meeting adjourned at 8:02 pm