

Oasis Homeowner's Association
Board of Directors Meeting January 16 2025 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

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

Minutes

Rick motions to approve the November 21 2024 minutes with changes, Alan seconds, all approve.

Financial Review

Alan recaps the November 2024 Financials. Total income for November was \$29,516.50. Total Maintenance and Repair is \$13,109.75. Total Parts and Supplies is \$0. Total Utilities is \$8,473.94 which includes the yearly water costs from SRP. And Total Administrative is \$4,737.51. This makes the Total Operating Expenses for November \$26,321.20 giving the community a net operating gain of \$5,876.99 for the month. Total Liabilities and Capital is \$961,636.48

Alan recaps the December 2024 Financials. Total income for December was \$40,619.25. Total Maintenance and Repair is \$20,717.58 which includes irrigation repairs and control valve replacements. Total Parts and Supplies is \$15.32. Total Utilities is \$3,074.11. And Total Administrative is \$3,505.03. This makes the Total Operating Expenses for December \$27,312.04 giving the community a net operating gain of \$14,453.70 for the month. Total Liabilities and Capital is \$976,090.18.

Claire motions to approve the Nov and Dec financials, Rick seconds, all approve.

Board decides to let the annuity remain as is with no changes to the percentages and to let CD # 2823 for \$33K roll over for 12 months.

HOA BUSINESS

Landscape Report: Mike from Deca is in person to present his report – copy is provided to the Board. Discussion about a proposal from Mike for installation of irrigation pipe – disconnect drip from turf sprinklers and connect to system on the north end, Board approves this proposal. Mike has brought a sample of the irrigation pipe system and drippers to demonstrate to the board what they have and what alternatives there are for possible changes in 2025. Overseeding went well, they are fertilizing every 30 days. All dead plants around the lake have been removed as recommended by the landscape committee. Cutbacks will be happening in the Spring. Mara and Mike will be meeting to mark the remaining dead plants around the circle. Discussion about installing root barrier around the paver bench areas, it would go about 2 ft deep and estimated cost would be \$3k. Cost to reset the pavers would be about \$1680 each. Discussion about removing pavers and installing compacted granite with and sealing product. Rick motions that Deca invoice for installation and locating of drip system end caps done in November and December is approved for payment \$1320. Alan seconds, all approve.

Lake Report

Lake condition is good with a score of 38.

Liaison Report

Liaison Activities from November to current date
January 12, 2025

- Cleaned lake fountain lights
- Purged water from ballast on middle lake fountain for leveling
- Removed debris from water features
- Prepped for SRP water shut down. Water flow never stopped
- Removed support poles and wires from trees along Kenwood
- Met with Maura-Chair of Landscape Committee & Mike of Deca Specialties to identify plants to be removed around the lake.
- Multiple meetings and conversations with Mike regarding ongoing irrigation, plant removal, and proposals for projects.
- Daily changed lighting colors on median palm trees for 25 days
- Put up the 6 wreaths on water feature monuments
- Clean lights and put colored lenses on fountain lights
- Checked operation of the transducer on main pump line
- Remove lenses from fountain lights, took down & stored wreaths from water feature monuments, and return the median palm tree lights to all white.
- Replace 2 burned out lights from lake fountains
- Put signs out for HOA meeting
- Currently checking out light on pump house entry

Architectural Report

LOT #2 – 1814 Drake – exterior paint – approved

LOT #2 – 1814 Drake – BBQ area – denied; homeowner resubmitted – pending

Lot #40 – 1881 E Drake – pergola – denied; need more info; homeowner resubmitted – pending

Lot #152 – 1863 E Stephens – exterior paint – approved

Lot #276 – 1931 E Stephens – solar installation – approved

Lot #288 – 1974 Todd – extend driveway with pavers – pending

Lot #322 – 1971 E Chilton - replace front door – approved

Lot #322 – 1971 E Chilton – plant tree in front – approved

Lit #373 – 1925 Brentrup – replace windows on back of house – approved.

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

New Business

- **Shared Walls Update** – Rick addresses homeowners that were present regarding a letter they received. Letter was intended to get the attention of homeowners and to explain to them what type of wall they had, whose responsibility it was and that the HOA had a documentation of the wall condition. Each wall situation will have to be dealt with individually.
- **Architectural Committee** – Committee is aware that the revisions need to be to the Board by a future meeting.
- **Landscape Committee** – there is no report this month.
- **Reserve Study** – Association has had a study done in 2005, 2017 and we need an updated one. Cost for the update is \$1960. Alan motions to approve the study to be done, Rick seconds, all approve.
- **Email Frequency** – Board agrees that all information will be discussed only during Board meeting and only emergency decisions will be made via email.
- **Sidewalks** –Mike from Deca has a bid to repair 4 sidewalk areas at a cost of \$1487.36. Rick motions to approve the proposal, Alan seconds, all approve.
- **Bench Area Pavers** – As mentioned in the landscape report – this item is on hold while the Board researches another alternative with crushed granite.
- **Drywells** – Debbie to send bids to Board for review.
- **Pet Waste Pick Up** – Board reviews a new bid for a pet waste removal company. Claire motions to approve the bid from M&C for \$110 per month. Rick seconds, all approve. Debbie to notify the current company.

Old Business

- **There is no old business.**

Open Discussion –

- Rick addressed those present about the wall letter they received and answered their questions.

Next meeting: The next meeting will be February 20 2025.

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, Diane seconds. The meeting adjourned at 8:20 pm