

**Oasis Homeowner's Association**  
Board of Directors Meeting February 20 2025 6:00 PM  
**OPEN SESSION MINUTES**

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**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**

Claire motions to approve the January 16 2025 minutes with changes, Alan seconds, all approve.

### **Financial Review**

Alan recaps the January 2025 Financials. Total income for January was \$44,631.06. Total Maintenance and Repair is \$16,109.37 which includes irrigation repairs, pet waste pick up and 50% deposit for updated reserve study. Total Parts and Supplies is \$100.06 for plants. Total Utilities is \$3,174.32. And Total Administrative is \$3,822.14. This makes the Total Operating Expenses for January \$23,205.89 giving the community a net operating gain of \$18,925.17 for the month. Total Liabilities and Capital is \$1,002,611.91.

Claire motions to approve the January financials, Rick seconds, all approve.

### **HOA BUSINESS**

**Landscape Report:** Board review landscaping report in board packets. Chuck speaks to Deca's request to have a diver inspect the pump station intake. Ed says there is not much else to do. The basin is 30 inches off the ground, there is a stainless steel screen cover and 50+ sandbags. Board will consider having it checked. Deca is also requesting to have soil samples taken and tested – Deca will get back to the Board with prices. Claire to check with the County to see if they do the testing at no charge.

### **Lake Report**

There is no lake report.

### **Liaison Report**

- Lake water intake was flushed and adjusted.
- Cleaned fountain lenses
- Replace fountain lamps

### **Architectural Report**

1814 E Drake Dr, 01-02-2025: Outdoor kitchen. A prior submittal was denied because only a crude drawing was submitted. This submission was discussed at our last meeting and, subsequent to that, Craig spoke to the homeowner about the setback from the lot line. Craig was told that a different plan (different from the one submitted to us) had been submitted to the city for their approval. That different plan was never submitted to us, and we were never notified what plan, if any, was approved by the city. This submission was denied on 02-17-2025.

1868 E Chilton, 01-11-2025: Wall repair. There are no contemplated architectural changes and this is repair only. Approve 01-21-2025.

1881 E Brentrup, 01-25-2025: Replace grass with artificial. Approved 01-28-2025 without vote.

1937 E Brentrup, 01-30-2025: Replace windows. No architectural change. Approved 02-02-2025 without vote.

1980 E Dava, 01-20-2025: Replace windows. No architectural change. Approved 02-02-2025 without vote.

1926 E Brentrup, 02-03-2025: Repaint. This was withdrawn on 02-08-2025.

1926 E Brentrup, 02-08-2025: Repaint with scheme 16. Approved 02-16-2025 without vote.

7273 E Hazelton, 02-11-2025: Repaint front door black (that weekend). To committee for deliberation 02-13-2025. Approved 02-17-2025 by 5-2 vote.

1863 E Oasis, 02-14-2025: Repaint with scheme 27. Approved 02-16-2025 without vote.

7201 S Los Felix, 02-13-2025: Install new bronze security door. To committee for deliberation 02-16-2025. To date, I have three yes votes for approval.

### **New Business**

- **Lot 42 request to approve wall repair** – see open discussion comments
- **Deca Proposal # 252025 -1** – this proposal is tabled
- **Deca Proposal # 252025 -3 (turf removal, rock install around Ficus tree)**– Claire motions to approve proposal using table mesa brown for the rock and brown color for the curbing. Alan seconds, all approve.
- **Deca Proposal # 252025 -2 (turf removal, rock install)** – Alan motions to approve the proposal using table mesa brown, Rick seconds, all approve.
- **Deca Proposal # 252025 -4 (paver power wash and seal)**– Alan motions to approve the proposal, Claire seconds all approve.
- **Invoice Approval** – Board approves payment of Deca invoice #3600 for \$955.80
- **Request for Allocation of Funds for Projects** – this item is deferred until after the updated reserve study comes in.
- **Landscape Committee Report** – Committee is continuing to follow the plan proposed by the committee to the Board.
- **Architectural Committee Rules** – Craig is working on updating the rules.
- **Paint Color** – Samples of exterior wall colors are on display for the Board. Diane and Rita will paint the samples on a portion of the wall along the canal so members of the Board can review them.
- **Drywells** – Board asks Debbie to request a map of the bid sent in by Torrent. Board rejects the bid from Stormwater Pros.
- **Palm Tree Trimming** – Debbie to check on the scheduling.

### **Old Business**

- **There is no old business.**

### **Open Discussion –**

- Alicia owner of lot 42 is present to discuss a bid she obtained for wall repairs. Board would like to look at the area before making a decision on Saturday February 22. They will get back with Alicia.
- Lisa Zyriack – wants to know if the heavy pruning of the shrubs was necessary. Diane responds that it was on the advice of the landscape committee and was done by a professional landscaper. The plants are older plants and this rejuvenation will help them to thrive. The plan is to have them grow back in a more nature state.
- Josh Lorenzen – he is present to discuss a parking issue with this neighbor. Board hears what he has to say and will take it up further in the closed session.

**Next meeting:** The next meeting will be March 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:** Alan motions to adjourn, Rick seconds. The meeting adjourned at 8:05 pm