

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

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

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** Meeting was called to order at 6:07 PM by Diane.

### **Minutes**

Claire motions to approve the February 2025 minutes with changes, Diane seconds, all approve.

### **Financial Review**

Alan recaps the February 2025 Financials. Total income for February was \$35,627.00. Total Maintenance and Repair is \$14,932.52. Total Parts and Supplies is \$83.85 for paint samples. Total Utilities is \$3,184.02. And Total Administrative is \$5,117.77 which included Federal and State taxes. This makes the Total Operating Expenses for February \$23,318.16 giving the community a net operating gain of \$14,081.48 the month. Total Liabilities and Capital is \$1,016,693.39

Diane motions to approve the February financials, Rick seconds, all approve.

### **HOA BUSINESS**

**Landscape Report:** There is no report.

### **Lake Report**

December was good at 38, January good at 40 and February excellent at 44.

### **Liaison Report**

- Cleaned the lights
- Cleaned the waterfalls
- Will be ordering new lights
- Ed submitted the annual water usage report

### **Architectural Report**

Lot 2 – BBQ request – denied – resubmit after City approval

Lot 14 – exterior painting – approved

Lot 106 - exterior painting – approved

Lot 128 – front security door – approved

Lot 141 – front landscaping change – approved

Lot 249 – Paint front door – approved

Lot 279 – replace windows – approved

Lot 288 – extend driveway with pavers – approved

Lot 348 - exterior painting – approved

Lot 371 - exterior painting – approved

### **New Business**

- **Lot 42 request to approve wall repair** – Board will discuss in closed session
- **Landscape Committee Report** – Committee is continuing to follow the plan proposed by the committee to the Board. Work around the lake at the bench/paver areas is being completed and they are working on irrigation for the ficus tree. Discussion about soil testing in mid May.
- **Architectural Committee Rules** – Craig is working on updating the rules.
- **Drywells** – Board asks Debbie to respond to Torrent Resources and ask them for a revised bid with only items 1, 3 and 4. Remove item 2 and ask what item 5 is for. Alan motions to approve the Torrent proposal with only items 1 & 4 if the cost is under \$1300. Jessica seconds, all approve.

- **Palm Tree Trimming** – Board approves bid from Bassett Tree Service. Debbie to let Joe Shill know.
- **ARS 33-1818** – Board will have a vote sent out on this as required with the results being announced at the May meeting.
- Debbie to ask pet waste clean up company what day of the month they come and if they can send in a monthly report.

#### **Old Business**

- **There is no old business.**

#### **Open Discussion –**

- Robyn Schurer is present regarding a neighbor parking issue. Board discusses with her their decision from the previous Board meeting, how the rules are enforced and that the matter is closed.

**Next meeting:** The next meeting will be April 17 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 7:01 pm