

Oasis Homeowner's Association
Board of Directors Meeting July 17 2025 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:02 PM by Diane. There are 6 homeowners present.

Minutes

Alan motions to approve the June 19 2025 minutes, Claire seconds, all approve.

Financial Review

Alan recaps the June 2025 Financials. Total income for June was \$34,512.16 Total Maintenance and Repair is \$33,220.10 which includes palm tree trimming, irrigation trouble shooting and rotor sprinkler replacements. Total Parts and Supplies is \$0. Total Utilities is \$3,350.40. And Total Administrative is \$4,371.46. This makes the Total Operating Expenses for June \$40,941.96 giving the community a net loss of \$8,929.80 for the month. Total Liabilities and Capital is \$1,014,905.31.

Claire motions to approve the May financials, Alan seconds, all approve.

HOA BUSINESS

Landscape Report: Report is presented in the packet

Lake Report: Report score is 41/Good.

Liaison Report:

- Fountain by pump house is having possible electrical issues. Breakers have been thrown. It is operation now but needs to be sealed water tight.
- Pump house light was out – replaced driver for LED light.
- Center lake fountain when down and Ed reset the button at the junction.
- Will be doing cleaning on lake fountain lights
- Will be cleaning out pump house – holiday garland, lake access only raft and BBQ grill.
- Water features will need to be power washed
- Cages at fountains need to be replaced. Chuck to get a quote to the Board.
- Chuck to put together quote on electrical upgrades.

Architectural Report

Lot 43 – adding pavers - approved

Lot 84 – exterior painting - approved

Lot 299 – adding artificial turf – approved

Committee is working to finalize out dated architectural guidelines

New Business

- **Sunset Fence Invoice** – Board approves 2nd half of payment to Sunset Fence for repair on McClintock.

Old Business

- **Wall Repair/Paint Update –**

- Since the last meeting, Bob with Sunset Fence retired. Diane will reach out to him about staying on with Sunset Fence as the project manager for Oasis.
- Diane will get with Sunset Fence regarding remaining quotes for McClintock.
- Diane has a meeting with the painter next week for a quote.
- Discussion about plants along McClintock – removing and capping irrigation. Trees would stay. Discussion about just doing a hard cut back on them. Board will review and give input via email. Diane discusses a quote she has from Deca to install rock at a cost of 10 feet wide 141 tons, cost is \$15,933.
- Discussion about end of cul de sac areas at the end of Taylor, Kachina and Los Feliz. Board to look at current landscaping in those areas.
- Diane and Chuck to check with Mike about irrigation before the painting begins.
- Rick motions to remove all of the plants between sidewalk and street along McClintock only, Claire seconds, all approve..

Open Discussion –

- There is no discussion.

Next meeting: The next meeting will be August 21 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, Claire seconds. The meeting adjourned at 7:12 pm