

Oasis Homeowner's Association
Board of Directors Meeting August 21 2025 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:03 PM by Diane. There are 8 homeowners present.

Minutes

Alan motions to approve the July 17 2025 minutes, Rick seconds, all approve.

Financial Review

Alan recaps the July 2025 Financials. Total income for July was \$35,376.50. Total Maintenance and Repair is \$16, 202.86 which includes drywall repairs. Total Parts and Supplies is \$4.64. Total Utilities is \$3,246.47. And Total Administrative is \$3,557.04. This makes the Total Operating Expenses for July \$23,011.01 giving the community a net gain of \$7,618.39 for the month. Total Liabilities and Capital is \$1,022,523.70

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

HOA BUSINESS

Landscape Report: Report is presented in the packet. Included in the report is a soil sample report. Deca recommends aeration and more soil sulfur. Diane present renderings of areas where non thriving grass can be removed and replaced with rock. Diane to get quotes on the conversion.

Lake Report: No report is available at the time of the meeting.

Liaison Report:

- Power outage at fountains is fixed.
- Middle of the lake pump is out. Needs a 3 horse power pump cost is approximately \$3500. Alan motions to replace the pump and nozzle up to \$4K. Rick seconds, all approve. New pump will be delivered in 2-3 weeks.
- Chuck has a reference on a diver for the lake to check the intake and well in the lake for the irrigation. Cost would be about \$295/hour, minimum 3 hours. Diver would be looking at the condition of the intake, the pedestal height and sand bag status.
- Water features need to be power washed depending on temperatures.

Architectural Report

Lot 8 – exterior gravel replacement - approved

Lot 303 – exterior painting – approved

Lot 303 – screen door – approved

Lot 303 – gazebo – originally denied; appeal to Board – reviewed with approval

Lot 334 – window screens – conditionally approved

Committee has finalized some sections of the guidelines. Those revisions have been presented to the Board for review.

New Business

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

Old Business

- **Deca Irrigation Repair Invoices** – Board reviews and approves invoices for payment.
- **Split Face Block** – Diane to get quotes on ordering.
- **Wall Repair/Paint Update** –
 - Diane is ok with removing the bougainvillea's, yellow bells and orange jubilee against the wall so that the wall crew and painters can have better access. Diane to let Deca know.
 - Discussion about simplifying plant arrangement along McClintock.
 - Board agrees to use CAD Block and Stone for all community wall repairs. Board reviews CAD quotes 1694 and 1695 and approves the quotes. Debbie to finalize letter to owners and get with Diane on matching the quotes to the letters to owners.

Open Discussion –

- Ashok Jain owner of lot 303 is present to appeal is denial for a gazebo in the backyard. Board discusses the submittal with him and views drawings. Based on this the Board agrees to approve the submittal.

Next meeting: The next meeting will be the annual meeting on September 18th 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 7:58 pm