

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

Board Members Present: Alan Heikkala, Rita Osland, Craig Colin, Diane Petteruti and Rick Dusterthoft.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:02 PM by Diane. There are 9 homeowners present.

Landscape Report: Mike from Deca Landscaping is present. Mike reviews the proposals for irrigation repair and rock installation along McClintock. Alan motions to approve the quote for winter grass, Craig seconds, all approve. Winter grass overseeding will begin soon.

Officer Positions: Alan Heikkala - Treasurer, Rita Osland – Member at Large, Craig Colin – Vice President, Diane Petteruti - President and Rick Duserthoft - Secretary.

Minutes

Rick motions to approve the August 21 2025 minutes, Rita seconds, all approve.

Financial Review

Alan recaps the September 2025 Financials. Total income for September was \$33,244.87. Total Maintenance and Repair is \$17,108.42 which includes 3 months of lake maintenance – including 1 from 2023 and one from 2024 that lake company forgot to invoice for and cost for storm damage clean up. Total Parts and Supplies is \$4,296.59 which includes lake chemicals and repair on pump for the middle of the lake. Total Utilities is \$3,571.78. And Total Administrative is \$4,955.10 This makes the Total Operating Expenses for July \$29,931.89 giving the community a net loss of \$3850.58 for the month. Total Liabilities and Capital is \$1,030,142.19
Diane motions to approve the May financials, Rick seconds, all approve.

HOA BUSINESS

Lake Report: Board has received the lake reserve study which is also the September lake report. Discussion about the lake reserve study is tabled until November.

Liaison Report:

- Dead fish were removed from the lake. These fish are tilapia from the canal due to the storms. They were not fish that the HOA populated.
- South end pump has turned off several times due to the excessive rain.
- Chuck will need to rebuild the cages for the motors at the fountains.
- A diver is needed to check the intake pipe in the lake. Alan motions to approve using a diver with costs not to exceed \$1000, Rick seconds, all approve.

Architectural Report

Lot 303 – exterior painting – approved

Lot 303 – gazebo installation – approved

Lot 354 – exterior painting – approved

Lot 383 – pergola installation – denied; homeowner can appeal to the Board.

New Business

- **Deca Irrigation Proposal** – Board reviews and approves project #1092025-1 minus item #5. Diane motions, Craig seconds, all approve. Diane to let Mike know.
- **Deca Rock Proposal** – Board reviews and approves project #7212025-using all 1/2" rock. Diane motions, Craig seconds, all approve. Diane to let Mike know.
- **Revive Tree Care Tree Removal Quote** – Board reviews and approves quote to remove 5 pines and 1 mesquite tree. Rick motions, Rita seconds, all approve.
- 2026 Budget – Alan has made some revisions. Debbie to change those and send to Diane for signing.

Old Business

- **Wall Repair/Paint Update** –
 - Diane updates the Board and those present on the status. Phase 1 is complete including paint, Phase 2 and 3 will be starting soon. These phases will complete all of McClintock and the entry way.

Open Discussion –

- Dean Sherry owner of 7064 Kachina – he would like to see continued upgrades done to the community, has a question about political signs along McClintock and Elliot, and would like to see "white" added as an approved exterior color.
- Sirandon Hopewell owner of 1895 Dava – had some questions about architectural changes and wall responsibility.

Next meeting: The next meeting will be on November 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 7:53 pm