

Oasis Homeowner's Association
Board of Directors Meeting December 18 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 6:00 PM by Diane. There are 16 homeowners present.

Minutes

Rick motions to approve the November 20 2025 minutes, Craig seconds, all approve.

Financial Review

Alan recaps the November 2025 Financials. Total income for November was \$28,053.37. Total Maintenance and Repair is \$21,829.72 which included lake work and dredge diver, tree removals and irrigation valves along McClintock North. Total Parts and Supplies is \$1366.37. Total Utilities is \$8621.54 which is water and electric. And Total Administrative is \$3787.68. This makes the Total Operating Expenses for November \$35,605.31. In addition to that the HOA spent \$22,546.25 for the wall project on McClintock. Giving the community a net loss of \$30,011.88 for the month. Total Liabilities and Capital is \$949,320.25

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

HOA BUSINESS

Lake Report: No lake report was available at meeting time.

Landscape Report: Board reviews report with no stipulations.

Liaison Report:

- Fountains were cleaned
- Palms have been lit up for the holidays
- Power washing was done – removed algae; there is a lot of calcium build up
- Repaired grated with galvanized ones
- Diver work was done on the mail intake for the main pump
- Wreaths are up by monument signs
- Boat house has been cleaned up

Architectural Report

Lot 342 – exterior painting – approved

New Business

- Alan motions to approve CAD invoice for HOA wall repair along Elliot was approved for \$1002.50. Rick seconds, all approve.
- Revive Invoice #8022 for \$4950 is approved.

- Craig will get info the Board on a quote for an updated website.
- Noted from motions outside of the last meeting:
 1. Alan motions to approve the wall repairs for phases 1-3 not to exceed \$75,000. Rick seconds, all approve.
 2. Alan motions to approve the painting of the walls for phases 1-3 not to exceed \$15,000. Rick seconds, all approve.
 3. Alan motions to approve the wall repairs for phase 4 not to exceed \$46,500. Rick seconds, all approve.

Old Business

• **Wall Repair/Paint Update –**

- Diane updates the Board and those present on the status. Phases 1, 2 and 3 along McClintock and into the entry off McClintock are complete including paint and irrigation. Landscaping including plants and rock will begin next week. Phase 4 along Elliot is approved for repairs which will start on 1/5/26. Trees in this area that were not thriving have been removed.

Open Discussion –

- Charles Ciglio, homeowner on Brentrup, addresses the Board about the work that will be done to better understanding the project. He notes that some trees were removed which had to be done for wall integrity but the sound from Elliot has increased. Discussion about adding more block rows to the top. Diane said this is dependant on whether or not the footer could handle it. She will get back to him.
- Sue Fogel – notes that she is still working with the city about re-paving the Oasis streets because they were done poorly and there are exposed cracks.

Next meeting: The next meeting will be on January 15 2026.

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 7:30 pm