

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

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

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:00 PM by Diane.

Minutes

Rick motions to approve the November 21 2024 minutes with changes, Alan seconds, all approve.

Financial Review

Alan recaps the November 2024 Financials. Total income for November was \$29,516.50. Total Maintenance and Repair is \$13,109.75. Total Parts and Supplies is \$0. Total Utilities is \$8,473.94 which includes the yearly water costs from SRP. And Total Administrative is \$4,737.51. This makes the Total Operating Expenses for November \$26,321.20 giving the community a net operating gain of \$5,876.99 for the month. Total Liabilities and Capital is \$961,636.48

Alan recaps the December 2024 Financials. Total income for December was \$40,619.25. Total Maintenance and Repair is \$20,717.58 which includes irrigation repairs and control valve replacements. Total Parts and Supplies is \$15.32. Total Utilities is \$3,074.11. And Total Administrative is \$3,505.03. This makes the Total Operating Expenses for December \$27,312.04 giving the community a net operating gain of \$14,453.70 for the month. Total Liabilities and Capital is \$976,090.18.

Claire motions to approve the Nov and Dec financials, Rick seconds, all approve.

Board decides to let the annuity remain as is with no changes to the percentages and to let CD # 2823 for \$33K roll over for 12 months.

HOA BUSINESS

Landscape Report: Mike from Deca is in person to present his report – copy is provided to the Board. Discussion about a proposal from Mike for installation of irrigation pipe – disconnect drip from turf sprinklers and connect to system on the north end, Board approves this proposal. Mike has brought a sample of the irrigation pipe system and drippers to demonstrate to the board what they have and what alternatives there are for possible changes in 2025. Overseeding went well, they are fertilizing every 30 days. All dead plants around the lake have been removed as recommended by the landscape committee. Cutbacks will be happening in the Spring. Mara and Mike will be meeting to mark the remaining dead plants around the circle. Discussion about installing root barrier around the paver bench areas, it would go about 2 ft deep and estimated cost would be \$3k. Cost to reset the pavers would be about \$1680 each. Discussion about removing pavers and installing compacted granite with and sealing product. Rick motions that Deca invoice for installation and locating of drip system end caps done in November and December is approved for payment \$1320. Alan seconds, all approve.

Lake Report

Lake condition is good with a score of 38.

Liaison Report

Liaison Activities from November to current date
January 12, 2025

- Cleaned lake fountain lights
- Purged water from ballast on middle lake fountain for leveling
- Removed debris from water features
- Prepped for SRP water shut down. Water flow never stopped
- Removed support poles and wires from trees along Kenwood
- Met with Maura-Chair of Landscape Committee & Mike of Deca Specialties to identify plants to be removed around the lake.
- Multiple meetings and conversations with Mike regarding ongoing irrigation, plant removal, and proposals for projects.
- Daily changed lighting colors on median palm trees for 25 days
- Put up the 6 wreaths on water feature monuments
- Clean lights and put colored lenses on fountain lights
- Checked operation of the transducer on main pump line
- Remove lenses from fountain lights, took down & stored wreaths from water feature monuments, and return the median palm tree lights to all white.
- Replace 2 burned out lights from lake fountains
- Put signs out for HOA meeting
- Currently checking out light on pump house entry

Architectural Report

LOT #2 – 1814 Drake – exterior paint – approved

LOT #2 – 1814 Drake – BBQ area – denied; homeowner resubmitted – pending

Lot #40 – 1881 E Drake – pergola – denied; need more info; homeowner resubmitted – pending

Lot #152 – 1863 E Stephens – exterior paint – approved

Lot #276 – 1931 E Stephens – solar installation – approved

Lot #288 – 1974 Todd – extend driveway with pavers – pending

Lot #322 – 1971 E Chilton - replace front door – approved

Lot #322 – 1971 E Chilton – plant tree in front – approved

Lit #373 – 1925 Brentrup – replace windows on back of house – approved.

Architectural Committee Members are: Rich Dusterhoft – Chair, Rita Osland, Lisa Zyrick, Sue Fogel, Craig Collin, Claire Pavlus and Elizabeth Brewer.

New Business

- **Shared Walls Update** – Rick addresses homeowners that were present regarding a letter they received. Letter was intended to get the attention of homeowners and to explain to them what type of wall they had, whose responsibility it was and that the HOA had a documentation of the wall condition. Each wall situation will have to be dealt with individually.
- **Architectural Committee** – Committee is aware that the revisions need to be to the Board by a future meeting.
- **Landscape Committee** – there is no report this month.
- **Reserve Study** – Association has had a study done in 2005, 2017 and we need an updated one. Cost for the update is \$1960. Alan motions to approve the study to be done, Rick seconds, all approve.
- **Email Frequency** – Board agrees that all information will be discussed only during Board meeting and only emergency decisions will be made via email.
- **Sidewalks** –Mike from Deca has a bid to repair 4 sidewalk areas at a cost of \$1487.36. Rick motions to approve the proposal, Alan seconds, all approve.
- **Bench Area Pavers** – As mentioned in the landscape report – this item is on hold while the Board researches another alternative with crushed granite.
- **Drywells** – Debbie to send bids to Board for review.
- **Pet Waste Pick Up** – Board reviews a new bid for a pet waste removal company. Claire motions to approve the bid from M&C for \$110 per month. Rick seconds, all approve. Debbie to notify the current company.

Old Business

- **There is no old business.**

Open Discussion –

- Rick addressed those present about the wall letter they received and answered their questions.

Next meeting: The next meeting will be February 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: Rick motions to adjourn, Diane seconds. The meeting adjourned at 8:20 pm

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

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

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:00 PM by Diane.

Minutes

Claire motions to approve the January 16 2025 minutes with changes, Alan seconds, all approve.

Financial Review

Alan recaps the January 2025 Financials. Total income for January was \$44,631.06. Total Maintenance and Repair is \$16,109.37 which includes irrigation repairs, pet waste pick up and 50% deposit for updated reserve study. Total Parts and Supplies is \$100.06 for plants. Total Utilities is \$3,174.32. And Total Administrative is \$3,822.14. This makes the Total Operating Expenses for January \$23,205.89 giving the community a net operating gain of \$18,925.17 for the month. Total Liabilities and Capital is \$1,002,611.91.

Claire motions to approve the January financials, Rick seconds, all approve.

HOA BUSINESS

Landscape Report: Board review landscaping report in board packets. Chuck speaks to Deca's request to have a diver inspect the pump station intake. Ed says there is not much else to do. The basin is 30 inches off the ground, there is a stainless steel screen cover and 50+ sandbags. Board will consider having it checked. Deca is also requesting to have soil samples taken and tested – Deca will get back to the Board with prices. Claire to check with the County to see if they do the testing at no charge.

Lake Report

There is no lake report.

Liaison Report

- Lake water intake was flushed and adjusted.
- Cleaned fountain lenses
- Replace fountain lamps

Architectural Report

1814 E Drake Dr, 01-02-2025: Outdoor kitchen. A prior submittal was denied because only a crude drawing was submitted. This submission was discussed at our last meeting and, subsequent to that, Craig spoke to the homeowner about the setback from the lot line. Craig was told that a different plan (different from the one submitted to us) had been submitted to the city for their approval. That different plan was never submitted to us, and we were never notified what plan, if any, was approved by the city. This submission was denied on 02-17-2025.

1868 E Chilton, 01-11-2025: Wall repair. There are no contemplated architectural changes and this is repair only. Approve 01-21-2025.

1881 E Brentrup, 01-25-2025: Replace grass with artificial. Approved 01-28-2025 without vote.

1937 E Brentrup, 01-30-2025: Replace windows. No architectural change. Approved 02-02-2025 without vote.

1980 E Dava, 01-20-2025: Replace windows. No architectural change. Approved 02-02-2025 without vote.

1926 E Brentrup, 02-03-2025: Repaint. This was withdrawn on 02-08-2025.

1926 E Brentrup, 02-08-2025: Repaint with scheme 16. Approved 02-16-2025 without vote.

7273 E Hazelton, 02-11-2025: Repaint front door black (that weekend). To committee for deliberation 02-13-2025. Approved 02-17-2025 by 5-2 vote.

1863 E Oasis, 02-14-2025: Repaint with scheme 27. Approved 02-16-2025 without vote.

7201 S Los Felix, 02-13-2025: Install new bronze security door. To committee for deliberation 02-16-2025. To date, I have three yes votes for approval.

New Business

- **Lot 42 request to approve wall repair** – see open discussion comments
- **Deca Proposal # 252025 -1** – this proposal is tabled
- **Deca Proposal # 252025 -3 (turf removal, rock install around Ficus tree)**– Claire motions to approve proposal using table mesa brown for the rock and brown color for the curbing. Alan seconds, all approve.
- **Deca Proposal # 252025 -2 (turf removal, rock install)** – Alan motions to approve the proposal using table mesa brown, Rick seconds, all approve.
- **Deca Proposal # 252025 -4 (paver power wash and seal)**– Alan motions to approve the proposal, Claire seconds all approve.
- **Invoice Approval** – Board approves payment of Deca invoice #3600 for \$955.80
- **Request for Allocation of Funds for Projects** – this item is deferred until after the updated reserve study comes in.
- **Landscape Committee Report** – Committee is continuing to follow the plan proposed by the committee to the Board.
- **Architectural Committee Rules** – Craig is working on updating the rules.
- **Paint Color** – Samples of exterior wall colors are on display for the Board. Diane and Rita will paint the samples on a portion of the wall along the canal so members of the Board can review them.
- **Drywells** – Board asks Debbie to request a map of the bid sent in by Torrent. Board rejects the bid from Stormwater Pros.
- **Palm Tree Trimming** – Debbie to check on the scheduling.

Old Business

- **There is no old business.**

Open Discussion –

- Alicia owner of lot 42 is present to discuss a bid she obtained for wall repairs. Board would like to look at the area before making a decision on Saturday February 22. They will get back with Alicia.
- Lisa Zyriecck – wants to know if the heavy pruning of the shrubs was necessary. Diane responds that it was on the advice of the landscape committee and was done by a professional landscaper. The plants are older plants and this rejuvenation will help them to thrive. The plan is to have them grow back in a more nature state.
- Josh Lorenzen – he is present to discuss a parking issue with this neighbor. Board hears what he has to say and will take it up further in the closed session.

Next meeting: The next meeting will be March 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 8:05 pm

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

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

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

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

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:00 PM by Diane.

Mike From Deca Landscaping: Mike is present to discuss ongoing irrigation repairs. Mike describes irrigation pipe capacities and water flow rates. The discussion involves the drip system only, not turf irrigation. Mike has also sent in 3 proposals for areas for turf removal and the Board tables those proposals.

Minutes

Claire motions to approve the March 20 2025 minutes with changes, Alan seconds, all approve.

Financial Review

Alan recaps the March 2025 Financials. Total income for March was \$31,648.25. Total Maintenance and Repair is \$16,960.00. Total Parts and Supplies is \$285.23. Total Utilities is \$2,998.78. And Total Administrative is \$10,303.32 which included yearly insurance premium. This makes the Total Operating Expenses for March \$30,547.33 giving the community a net operating gain of \$2,220.47 the month. Total Liabilities and Capital is \$1,018,913.86.

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

CDARS #2905 matures on 5/8/25. Alan motions to invest that in a 52 week CD at 3.54%, Diane seconds, all approve.

HOA BUSINESS

Landscape Report: Address by Mike in per at the top of the meeting.

Lake Report

March excellent at 43.

Liaison Report

- Will need to order more lights
- City street work is in progress

Architectural Report

Lot 15 – exterior painting and landscaping - approved

Lot 268 – new roof with bird guard – keeping existing tiles, new gutters, new exterior paint – approved.

Lot 180 – exterior changes – denied for additional information needed

New Business

- **Tree Removal Bids** – Board discusses 2 bids for the removal of 5 trees along Elliot. Board changes scope to 3 trees along Elliot and 1 behind 1873 Drake. Alan motions to approve a rebid from Revive not to exceed \$2200, including stump grinding, Jessica seconds, all approve.
- **Drywells** – Alan motions to approve the revised quote from Torrent for the drywells, Claire seconds, all approve.
- **Palm Tree Trimming** – Board approves bid from Bassett Tree Service. Debbie to let Joe Shill know.

Old Business

- **There is no old business.**

Open Discussion –

- Sue Fogel reports the bike path is near completion.

Next meeting: The next meeting will be May 15 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 7:44 pm

Oasis Homeowner's Association
Board of Directors Meeting May 15 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 6:00 PM by Diane. There are 13 homeowners present.

Minutes

Alan motions to approve the April 17 2025 minutes, Claire seconds, all approve.

Financial Review

Alan recaps the April 2025 Financials. Total income for April was \$33,303.25. Total Maintenance and Repair is \$24,189.96 which includes the brick repair, payment for the updated reserve study, curbing/rock and sidewalk repairs. Total Parts and Supplies is \$-36.41 there was a return for which the HOA got a credit. Total Utilities is \$3,218.93. And Total Administrative is \$3,444.76. This makes the Total Operating Expenses for April \$30,817.24 giving the community a net operating loss of \$13.99 for the month. Total Liabilities and Capital is \$1,021,506.80.

Alan motions to approve the April financials, Rick seconds, all approve.

HOA BUSINESS

Landscape Report: There is no report

Lake Report: There is no report

Liaison Report

- The motor is out at lake fountain – new motor has been ordered
- Got lights for fountains
- Working on a diver to check the lake
- Replaced tripped breaker
- Worked with landscapers regarding water leak on Shutterfly.

Architectural Report

Lot 34 – replacing turf in front yard - approved

Lot 115 – install 2 new awnings - pending

Lot 160 – install new pool – approved

Lot 270 – removal of a bush – pending

Lot 379 – exterior paint - pending

New Business

- **Lake Reserve Study** – Board discusses quote from Aquatic Consultants. They have a couple of questions. Debbie to check and get back to the Board.

Old Business

- **Exterior Wall Paint Color** – Board has reviewed all of the colors. Diane motions to approve color #4 (to be known as Oasis), Rick seconds. Alan and Jessica vote to approve, Claire votes no. Motion passes.
- **Paint Type** – Diane suggests that the paint type be Dunn Edwards Premium in conjunction with using Drylock moisture barrier. Homeowners can use HOA Account number 188531-000 when using Dunn Edwards paint. Exterior walls will require Drylock when needed, a prime coat and 2 coats of paint. Sheen is flat.
- **McClintock Wall Repair** – Diane will get another bid on the repair for bottom portions of wall along McClintock. Board is very satisfied with the paint quote Diane has for the wall.

Open Discussion –

- Homeowner #1 - comments that he likes the rock around the ficus tree that was recently done.
- Homeowner #2 – comments that she would like to see the work that has been discussed, i.e. wall repairs, turf replacement and wall painting proceed.

Next meeting: The next meeting will be June 19 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 7:04 pm

Oasis Homeowner's Association
Board of Directors Meeting June 19 2025 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Triboli

Call to Order: Meeting was called to order at 6:02 PM by Diane. There are 14 homeowners present.

Sunset Fence – Bob Corelli – The wall repair along McClintock with the braces will be done on July 9th per the quote. If after works begins they need to extend the linear footage a few feet on either end, cost will increase by \$1400. Bob shares quotes with the Board on some of the lots along McClintock and need patch strike repairs at the bottom of the fence. Quotes also include top cap course reset. ¼ inch or more stair step cracks will be mortared. No dry lock will be needed.

Diane motions to approve the May 15 2025 minutes, Rick seconds, all approve.

Aquatic Consulting – Rick Amalfi – April Lake score was good at 40, May score was also good at 38. There is currently no sign of golden algae, he will be doing some more testing. Rick used chlorine tabs in the fountains and the water cleared up. Overall lake and fountains are in good shape.

Board has questions about a lake reserve study. Last study was done in 2015 and is posted on the website. Discussion about dredging the lake – when should it be done? This would be determined by going out on a boat and marking the water depth and sediment depth. In 2015 the sediment was at 9%. Alan motions to approve the quote from Aquatic Consulting for an updated lake reserve study for a cost of \$4675, Claire seconds, all approve. Debbie to let Rick know.

Minutes

Diane motions to approve the May 15 2025 minutes, Rick seconds, all approve.

Financial Review

Alan recaps the May 2025 Financials. Total income for May was \$34,100.00 Total Maintenance and Repair is \$25,965.49 which includes turf conversation near Ficus tree, removal of 4 trees along Elliot, cost for brick pavers was reclassified, dog waste pick up, west bay fountain repair and float pump. Total Parts and Supplies is \$192.73. Total Utilities is \$3,154.39. And Total Administrative is \$4,229.64. This makes the Total Operating Expenses for May \$33,542.25 giving the community a net loss of \$2,307.97 for the month. Total Liabilities and Capital is \$1,023,814.77.

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

HOA BUSINESS

Landscape Report: There is no report

Lake Report: See comments under Aquatic Consulting.

Liaison Report

- Currently working on South Lake fountain
- Chuck suggests that all electrical panels be checked/updated. Chuck to get an estimate for the Board.
- Chuck notes that the hydraulics on a rider lawn mower went out causing the mower to go into the lake. No damage to the lake and the mower was removed.

Architectural Report

Lot 24 – replacing turf in front yard - approved

Lot 50 – exterior painting - approved

Lot 62 – remove existing tree – approved

Lot 113 – replace windows and patio doors - approved

Lot 279 – exterior paint - approved

New Business

- **Bassett Tree Service** – Board approves payment to Bassett for palm tree trimming less \$85 for a nonexistent queen palm.

Old Business

- **Exterior Wall Paint Color** – Community wall paint color will be posted on the website.

Open Discussion –

- Homeowner #1 – has a question about shade sails and what is approvable.
- Homeowner #2 – has a question about planting along Kenwood in the SE corner of the community. This will not be done until wall work is completed.

Next meeting: The next meeting will be July 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, Claire seconds. The meeting adjourned at 7:34 pm

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

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

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 ½” 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

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

Board Members Present: Alan Heikkala, Rita Osland, Craig Colin (via phone), 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 11 homeowners present.

Lake Report: Rick from Aquatic Consulting is present. Rick begins by reviewing the recent lake reserve study noting the various reports on the condition, that the lake water is supplied by the canal and used as irrigation for the community common areas, noting there is no toxins in the sediment. Current sediment level is at 15%, up from 9% ten years ago, also noted that it has only accumulated to 15% over a 38+ year period. Eventually this sediment will need to be removed or compacted – both of which are costly, however certain areas can be targeted verses doing the entire lake. Discussion about the death of two geese recently. Rick believes this is due to Avian Botulism, nothing to do with the lake.

Minutes

Rick motions to approve the October 16 2025 minutes, Alan seconds, all approve.

Financial Review

Alan recaps the October 2025 Financials. Total income for October was \$38,098.61. Total Maintenance and Repair is \$14,741.87. Total Parts and Supplies is \$5250 which includes winter grass. Total Utilities is \$3135.74. And Total Administrative is \$3826.49. This makes the Total Operating Expenses for October \$26,954.10. In addition to that the HOA spent \$62,051.85 for the wall project on McClintock. Giving the community a net loss of \$50,810.06 for the month. Total Liabilities and Capital is \$979,332.13

Rick motions to approve the October financials, Rita seconds, all approve.

HOA BUSINESS

Lake Report: This was reviewed above.

Liaison Report:

- Lights in the lake were cleaned.
- Canal dry up started on 11/20 and runs thru 12/20.
- Ed will open lateral gate for water draw if needed.
- Chuck says that based on the dredge diver's inspection earlier this month a **Custom fabricated pump intake screen in 304 Stainless Steel is needed to replace damaged screen. Screen design extends the pipe vertically ~3' with screen at the top above the mud in the lake. Cost is \$9392.90 Includes material, tax, and labor. Alan motions to approve the work, Rick seconds, all approve.**

- **The fountains fountain grates need to be repaired. Alan motions to approve the repair at a cost not to exceed \$1300. Rick seconds, all approve.**
- **Alan motions to approve the power washing of the fountains at a cost not to exceed \$375 total. Rick seconds, all approve.**

Architectural Report

Lot 23 – front yard landscaping change – approved
 Lot 263 – front yard landscaping change – approved
 Lot 348 – replacing window screens – approved
 Lot 383 – exterior painting – approved

New Business

- Revive Invoice #8012 is approved.
- Revive Estimate #2887 is approved.
- Aquatic Consulting invoice #25200647 is approved.
- Board notes that Deca estimate #1092025-1 was revised per the decision at the October meeting.
- Board notes that Deca estimate #7212025-1 was revised per the decision at the October meeting.
- Deca invoice #3768 is approved.
- Alan motions to approve the Deca proposal # 11112025-1 for irrigation repairs on McClintock south of the entry for \$6211.38. Craig 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. Irrigation repairs are happening now. Next phase will be along Elliot and will begin in December.

Open Discussion –

- Dean Sherry owner of 7064 Kachina – following up on his comments from the last meeting he has ideas for continuing improvement in the community – hire a designer, put a gazebo around the lake, remove landscaping from the pie wedge areas at the back of the 3 cul de sacs that back up to the canal and modernize and improve the community.
- Anil Boddapati of 1805 E Drake Drive speaks to the Board about the recent wall repair. After some discussion, the Board asks if he would send an email to Debbie outlining his concerns.

Next meeting: The next meeting will be on December 18, 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 7:50 pm

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