

Oasis Homeowner's Association
Board of Directors Meeting January 15 2026 6:00 PM
OPEN SESSION MINUTES

Board Members Present: Alan Heikkala (on phone), Rita Osland, Craig Colin (left at 6:30pm), Diane Petteruti and Rick Dusterthoft (absent).

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:00 PM by Diane. There are 6 homeowners present.

Minutes

Craig motions to approve the December 18 2025 minutes, Alan seconds, all approve.

Financial Review

Alan recaps the December 2025 Financials. Total income for December was \$42,318.61. Total Maintenance and Repair is \$21,006.72 which included tree removals, pet waste removal, fountain power washing and repair on rusted grates for the fountains. Total Parts and Supplies is \$10,572.79. Alan asked for these two expenses to be reclassified to reserve expenses. Total Utilities is \$3218.10. And Total Administrative is \$3444.77. This makes the Total Operating Expenses for December \$38242.38. Giving the community a net loss of \$14,448.35 for the month. Total Liabilities and Capital is \$934,871.90

Craig motions to approve the December financials, Rita seconds, all approve.

HOA BUSINESS

Lake Report: Board reviews the lake report for October and November. Board asks Debbie to ask Rick to include the report card page that had been in previous reports. Also, Debbie to check with Rick about chemicals to reduce sediment in the lake and would he come to the February meeting.

Landscape Report: Board reviews report with no stipulations.

Liaison Report:

- Replaced lenses on fountain lights
- Adjusted light buoyancy in lake

Architectural Report

Lot 263 – exterior painting – approved

New Business

- Board discusses the failing section of trees near the bend at Kenwood and Brentrup. They are also causing stair stepping in the wall. Diane proposes to remove 3 of the trees that are there now and replace with red push pistache. Diane to get quotes for the next meeting.

- Approved Exterior paint color change – Rita presents a color board with 5 choices for a white exterior color. Since the whole Board is not present, this item is tabled until the February meeting.
- Torrent Storm Drain – Board reviews the email from Torrent for storm drain cleaning – this item is tabled until the February meeting.
- Website – Craig had to leave so this item is tabled until the next meeting.

Old Business

- **Wall Repair/Paint Update –**
 - Diane updates the Board and those present on the status.
 - Alan motions to approve a quote from Cesa Painting AZ for \$11,170 for painting the wall along Elliot. Rita seconds, all approve.
 - Alan motions to approve the quote #192026-5 from Deca Landscaping for \$11,046.88 for irrigation along Elliot. Rita seconds, all approve.
 - Alan motions to approve the quote #192026-6 from Deca Landscaping for \$7154.33 for irrigation along Los Feliz to Anozira Parkway. Rita seconds, all approve.
 - Board reviews the quote from Deca Landscaping to install new granite along Elliot – this item is tabled until the February meeting.
 - Board reviews quote #1132026-1 from Deca Landscaping for plants along South McClintock.

Open Discussion –

- Speeding around the loop.

Next meeting: The next meeting will be on February 19 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, Diane seconds. The meeting adjourned at 6:58 pm