

Oasis Homeowner's Association
Board of Directors Meeting February 19 2026 6:00 PM
OPEN SESSION MINUTES

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

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:02 PM by Diane. There are 8 homeowners present.

Rick / Aquatic Consultants

Rick is present to discuss the lake sediment and chemical options vs dredging. Cost of dredging would be approximately \$140 to \$200 per cubic yard. At 2" of sediment across the bottom that would equal about 800 cubic yards which would be costly and would not include the bladders that would hold the water while work is being done.

He has some chemical options which he provides information to the Board. Basically, there are 3 options ranging in cost from \$11k to \$20K. These options would chemically compress the sediment and would have to be done either yearly or on an as needed basis.

Minutes

Craig motions to approve the January 15 2026 minutes with corrections, Alan seconds, all approve.

Financial Review

Alan recaps the January Financials. Total income for January was \$50,288.62 which includes delinquent income as well as wall repair contributions from owners. Total Maintenance and Repair is \$20,498.10. Alan asks Debbie to reclass \$6211.38 of that to reserves. Total Parts and Supplies is \$65.42. Total Utilities is \$3606.03. And Total Administrative is \$3123.44. This makes the Total Operating Expenses for January \$27,292.99. Giving the community a net gain of \$402.80 for the month because the community also had \$5,222.44 in interest income. Total Liabilities and Capital is \$935,274.70.

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

HOA BUSINESS

Lake Report: Board reviews the lake report for December and January. Scores were fair to good.

Landscape Report: Board reviews report with no stipulations. Board reviews Deca's proposal regarding irrigation repairs/replacement around the loop of the community. This proposal is tabled.

Liaison Report:

- S McClintock water feature has been re-wired.
- Lake lights need to be cleaned again.

- Deca is filling in low areas around the lake.
- Chuck marked an area on the sidewalk around the lake that is heaving.
- Ed put muriatic acid in some of the drywells.

Architectural Report

Lot 80 – landscaping change – approved

Lot 134 – exterior painting – approved

Lot 280 - - landscaping change – approved

New Business

- **Wall Repair/Paint Update –**

- Rita – Rita proposes a change to the approved paint colors – shows samples to the Board. Craig motions to approve 3 of the colors to the approved list, Rick seconds with Alan abstaining. Motion passes. Colors are Warm White, White Picket Fence and Winter Morn. Rita will have Dunn Edwards add them to our list.
- Craig – website update – Craig is working on the final version and should have more info at the next meeting.
- Alan motions to approve Deca invoice # 3811 for \$11, 046.88, Craig seconds, all approve.
- Craig motions to approve Deca invoice # 3812 for \$1641.75, Rita seconds, all approve.
- Board reviews Deca quote to do stump grinding for \$2818.49. Craig motions to approve, Rita seconds, all approve.
- Board reviews Deca quote to remove heaving concrete around lake for \$1156.32. Alan motions, Craig seconds, all approve.
- Board reviews Deca quote to remove a mesquite tree including roots around the lake for \$1042. Rita motions, Craig seconds, all approve.
- Quote from Deca for installing new drip pipe on Los Feliz Drive was approved in January.
- Via email the Board reviewed quotes from Deca to install granite along Elliot/Los Feliz as well as what Alan would charge do it. This item was approved unanimously via email that they agree to have Alan head up a volunteer group.
- Board reviews Deca quote to remove some sissoo trees, other smaller trees and shrubs, also to plant a 24" box tree (Red Push Pistache). Alan motions to approve, Rita seconds, all approve.
- Board reviews bid from Deca to remove a large mesquite tree. Board asks Debbie to have revive send in a quote.
- Alan motions to give Diane the authority to approve anything up to \$2500 with regards wall repairs. Craig seconds, all approve.

- **Old Business –** Diane gives an update on the project to those present.

Open Discussion –

- One homeowner present thanks the Board for the work done so far on the walls – he thinks it looks great!

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: Craig motions to adjourn, Rick seconds. The meeting adjourned at 8:22 pm