

Oasis Homeowner's Association
Board of Directors Meeting March 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 6:01 PM by Diane. There are 8 homeowners present.

Minutes

Alan motions to approve the February 19 2026 minutes with corrections, Rick seconds, all approve.

Financial Review

Alan recaps the February Financials. Total income for February was \$37,261.54 which includes delinquent income as well as wall repair contributions from owners. Total Maintenance and Repair is \$18,751.04 – this includes the cost of the dredge diver for the lake and the pump intake screens. Alan asks Debbie to reclass \$2570.00 under plantings to the reserve account. Total Parts and Supplies is \$3682.08 this includes another line item in the amount of \$3598.12 for planting that needs to be reclassified to the reserve account. Total Utilities is \$3345.15. And Total Administrative is \$3812.07. This makes the Total Operating Expenses for February \$29,590.34 (which will be less \$6198.82 after the two line items are reclassified). Giving the community a net operating gain of \$3539.20 for the month. The community also had \$1489.91 in interest income. After subtracting reserve expense items, the net loss for February is \$52,845.66. Total Liabilities and Capital is \$882,429.04. As of the end of February the wall project has cost \$210,613.09. Craig motions to approve the February financials, Rick seconds, all approve.

HOA BUSINESS

Lake Report: Board reviews the lake report for February. Scores were good.

Landscape Report:

- Week of 3/9/26: Complete prep work for granite (part of granite quote #2212026 -1 \$1,260.00).
- Week of 3/16/26: Complete Mesquite Tree removal (Quote #2112026 - 3 \$1,042.00).
- Week of 3/16/26: Complete stump removal (Quote #2112026-2 \$2,818.49).
- Week of 3/23/26: Complete granite install on Elliot (Quote #2212026-1 \$14,446.60).
- Week of 3/30/26: Complete sidewalk repair (Quote #2112026-1 \$1,156.32).

Upcoming or pending quotes:

- Los Feliz Drive Irrigation: (Quote #192026-6 \$7,154.33). This is trenching and installing all new pipe and emitters, which also includes new connections to reconfigure the median watering.
- Anozira outer loop irrigation: (Quote #22322026-1 \$33,166.56). This is trenching and installing all new pipe and emitters from Loz Feliz to Dava Circle, on the outside of the Anozira loop road.

Board reviews Deca quote for irrigation repairs on Los Feliz Drive in the amount of \$7154.33. Alan motions to approve, Craig seconds, all approve.

Board reviews Deca quote for irrigation repairs on the outer loop of Anozira Way in the amount of \$33,166.56. This item is tabled.

Liaison Report:

- Elliot fountain was cycling on and off, it was not a breaker issue. Ground wire was tightened and seems to have been fixed.
- The muriatic acid treatment to drywell seems to have worked. Ed to continue to monitor.
- Median lighting was temporarily interrupted due to an outage but is now working.

Architectural Report

Lot 336 – front security door – approved

New Business

- Alan motions to approve the CAD invoice for phase 5 in the amount of \$38,843.50. Diane seconds, all approve.
- Board agrees that rather than remove several oak trees around the loop, they will instead have Deca install a deep watering tube directly to the roots in hopes that it changes their root paths away from the walls. This will be done on a single tree first as a test case.
- Website – This item is tabled until the next meeting.
- Board discusses the “Silver Sands” lettering on the wall at Chilton and Anozira Parkway, will be removed for wall repairs/painting.

Old Business

- **Wall Repair/Paint Update –**
 - Diane announces that phase 7 will be starting soon. Those homeowners will be receiving their invoice letters next week. Painting will also begin next week.
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Open Discussion –

- Sue Fogel updates the Board on her discussions with the city about rock and removing the bike lane on McClintock. She also notes that the city replaced 6 street signs in the community.

Next meeting: The next meeting will be on April 16 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 7:42 pm