

Oasis Homeowner's Association
Board of Directors Meeting April 16 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 6:06 PM by Diane. There are 8 homeowners present.

Minutes

Alan motions to approve the March 19 2026 minutes with corrections, Craig seconds, all approve.

Financial Review

Alan recaps the March Financials. Total income for March was \$47,345.40 which includes delinquent income as well as wall repair contributions from owners. Total Maintenance and Repair is \$12,458.02. Total Parts and Supplies is \$28.39. Total Utilities is \$3148.51. And Total Administrative is \$13,132.96. This makes the Total Operating Expenses for March \$25,169.76. . After subtracting reserve expense items, the net loss for March is \$53.651.02. Total Liabilities and Capital is \$828,778.02. Craig motions to approve the March financials, Rick seconds, all approve. Board agrees to have CD #3866 roll over for one year.

HOA BUSINESS

Lake Report: Board reviews the lake report for March. Scores were good. Debbie to remind Rick that they prefer the other report format.

Landscape Report:

- No report available

Liaison Report:

- Lake lights west fountain lens cracked. Lens was just purchased so Chuck got it refunded to the credit card.
- Chuck was able to purchase 10 new lights for the lake for \$120.
- Elliot water feature is down again due to a high amount of pine needles. The pump has been taken to Guzman for repair and Chuck will report on the status.

Architectural Report

Lot 52 – exterior painting scheme 15 – approved

Lot 205 – exterior painting scheme 7 – approved

Lot 299 – replace rock in front of RV gate with pavers - approved

New Business

- Website – after some discussion Debbie will give the contact info for Chris with Creative Concepts to Craig so he can coordinate with John on the changes. Rick

- motions to spend up to \$1000 to build a new website and for the two web coordinators (Chris and John) to speak about the changes. Rita seconds, all approve.
- Bassett Tree Service Quote – Board reviews the quote from Bassett Tree Service for the palm trimming. Rick motions to approve, Rita seconds, all approve.
 - Rick motions to approve CAD invoice #601 for Phase 8 for \$50,145.00, Craig seconds, all approve.
 - Rick motions to approve CAD invoice #602 for Phase 8 for \$41,385.00, Craig seconds, all approve.
 - In an area along Shutterfly way a car hit a tree belonging to the HOA. HOA is waiting on the police report.

Old Business

- **Wall Repair/Paint Update –**
 - Diane announces that phases 8 & 9 are done and owners have received their letters. She also has a list of homes where work has already been done but wall is still being damaged. Diane and Mora putting together a spread sheet of costs for the wall project – what has been done and will need to be done.

Open Discussion –

- There are no open remarks.

Next meeting: The next meeting will be on May 21 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 7:47 pm