

OASIS AT ANOZIRA COMMUNITY ASSOCIATION

P O Box 25466
Tempe AZ 85285-5466
(480) 820-3451

Annual Meeting of Members
First Baptist Church of Tempe – 4525 S McClintock Drive, Tempe
September 19, 2024

Call to Order: President, Jessica Ireland called the meeting to order at 6:00 pm.

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

Management Representative: Debbie Tribioli from Kinney Management Services.

Quorum: Quorum was established represented in person or by absentee ballot.

Minutes – Alan motioned to approve the annual meeting minutes from September 21, 2023, Jessica seconds, all approve.

President's Report:

- Welcome to the 2023 Annual Meeting of the Members and thank you for joining us.
- Jessica has been President of the Board since October 2019.
- All homeowners are encouraged to attend the monthly meetings.
- This year the Board worked on repairing the main pump, added new fill dirt around the lake, removed dead trees and bushes, had the palm trees trimmed on schedule, requested a landscape irrigation audit from the landscaper and treated the lake for golden algae.
- The Board would like to thank the community liaisons – Chuck and Ed. Also, thanks to Debbie from KMS for her community support and management. And also, to Stan and Rita for helping to secure our meeting space at the church.
- Any trees that have been removed around Anozira Parkway will not be replaced due to the space size between the wall and the sidewalk.
- Board notes that one holiday wreath and some landscape lighting was stolen from the McClintock north fountain.
- Board reminds those present that any changes made to the exterior of the home require a submittal request which can be found on the website at www.oasisatanozira.org
- Board reminds anyone who does not get their monthly statement electronically can sign up to do so. It will result in a lower cost to the HOA per month.
- All meeting minutes are available on the website.
- Community received the 2024 Outstanding Neighborhood Award from the City of Tempe.

August 2024 Treasurer's Report – Oasis at Anozira HOA

Along with our usual major yearly expenditures ...landscape maintenance (including the cost of overseeding and spot sprinkler repairs), tree maintenance, electricity, Kinney management fees, and lake maintenance; two large areas of cost during the last twelve months jump out.

1) In January, we embarked on our most important project, the remediation of the main lake pump and pump house facilities. The roof was opened, the pump was craned out, the main motor and vertical pump turbine was maintained / rebuilt, the deep well was cleaned and roots were purged, new larger steel plating replaced the rusted well cover, and new return water lines were plumbed to enhance the direct flow of water. This project was completed by Well Done Pump Systems, DECA, and our liaisons at a cost of \$16,166.

2) The time and cost to keep all of our water feature pumps operational. Chuck is helping me with the financial analysis and I will share it when completed.

As far as other expenditures and activities during the year, here are some highlights broken down by month (not intended to be comprehensive, but to serve as a reminder).

August, 2023 – Repairs to main pump VFD controller switch, added 'Y' strainer to pump house plumbing, and replaced old ABS plastic with galvanized 4" steel pipes. \$8322

September – Incurred additional printing and postage costs for annual meeting. \$608 DECA added clean fill dirt to the turf around the lake/cement perimeter. \$595

October – DECA overseeding of 3.5 acres of grass \$5250 Landscape lights at McClintock fountains were stolen and replaced with plastic. \$390

November – Nothing unusual.

December – Tree maintenance including removing dead trees / stump grinding.

January, 2024 – See pump house remediation above.

February -More work on landscape lighting supplies. Golden algae returns to lake.

March – Review and approve tree trimming bids for the year. Section of wall at Elliot entrance (1915 E. McNair) mysteriously falls over.

April – Homeowner nominates and the Oasis receives award from city of Tempe for Outstanding Neighborhood Space. Claire accepts award at Kiwanis Park on 4-6-24. Fence block documentation project commenced by Chuck. Federal and State taxes paid. \$5404

May – Reviewed legal opinion regarding wall liability. \$1326

June – August – Discussed remediation of walls.

Vote Results

There are 2 positions available and 2 candidates. Diane Petteruti and Rick Dusterhoft are each elected to a 2-year term.

Open Forum

Discussion about the entry water features. Here is some info on the costs.

The top section is for 20 months starting in January, 2023 and shows the average monthly cost of the water fountains is roughly \$2300, which breaks down to about \$6 per homeowner per month.

The bottom is for 44 months starting in January, 2021 and shows the average monthly cost of the water fountains is roughly \$1900, which breaks down to about \$5 per homeowner per month.

Obviously, it is becoming more expensive to maintain the fountains in working order, however when broken down by homeowners per month or by the daily rate, the expense of the three water fountains does not seem extravagant.

Water Feature Operations Cost

	Cost of pumps and repairs	Monthly per Homeowner
January 2023 - August 2024 20 months	\$ 20,158.00	
Water Feature Pumps Purchased or Rebuilt & Associated Cost		\$1,007.90
Electricity Cost (Includes lighting & irrigation timers)		\$868.75
Liaison Care (avg. 4 hours / month)		\$240.00
AquaCare (Rick estimates 20%)		\$175.00
TOTAL		\$2,291.65
January 2021 - August 2024 44 months	\$ 30,353.00	
Water Feature Pumps Purchased or Rebuilt & Associated Cost		\$689.84
Electricity Cost (Includes lighting & irrigation timers)		\$808.20
Liaison Care (avg. 4 hours / month)		\$240.00
AquaCare (Rick estimates 20%)		\$175.00
TOTAL		\$1,913.04

The cost of electricity has climbed over the last few years, but not by as much as I originally thought. During 2020 and 2021, we were paying .10 - .11 cents per kWh. Lately, we have been paying more like .11 - .12 cents per kWh, roughly 10% more.

Grass condition – this was an extremely brutal summer and at one point the pump was down for 5 days. We should start to see improvement with the new irrigation nozzle heads and the winter grass.

After sharing that information with homeowners present, it was overwhelming that the homeowners want to keep all 3 water features and would approve the expense to them updated and the signage painted a lighter color.

Discussion about wall responsibility. Board explains that some walls are party walls, some are shared walls and some walls belong only to that homeowner.

Discussion about how to access your lot information on the Maricopa County Assessors office website. You can use this link.... <https://maps.mcassessor.maricopa.gov/>

The Board has documented the conditions of these walls and will be sending letters to homeowners about the wall condition and responsibilities.

Lisa Zyriek shares with those present information about the Auxiliary Dwelling Units being discussed by the City of Tempe. More info can be found at <https://www.tempe.gov/Home/Components/News/News/17941/1546>

Homeowner suggestions – send out semi annual updates on the community, put updates on website, notify community of upcoming Board positions earlier (3 months earlier), note agenda items on A frame signs.

Adjournment With no further business, Jessica motions to adjourn the meeting, Claire seconds. The meeting was adjourned at 8:20 PM.