

Oasis Homeowner's Association
Board of Directors Meeting May 21 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 Triboli

Call to Order: Meeting was called to order at 6:00 PM by Diane. There are 8 homeowners present.

Minutes

Alan motions to approve the April 16 2026 minutes with corrections, Rick seconds, all approve.

Financial Review

Alan recaps the April Financials. Total income for April was \$48,173.16 which includes delinquent income as well as wall repair contributions from owners. Total Maintenance and Repair is \$13,144.73. Total Parts and Supplies is \$0. Total Utilities is \$3298.73. And Total Administrative is \$4845.13. This makes the Total Operating Expenses for April \$21,288.59. After subtracting reserve expense items, the net gain for April is \$22,752.57. Total Liabilities and Capital is \$705,784.42. Alan asks Debbie to reclass the stump grinding fee from Deca for \$2818.49 from reserves to line item 8025. Craig motions to approve the April financials, Rick seconds, all approve.

HOA BUSINESS

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

Landscape Report:

- Reviewed with no stipulations

Liaison Report:

- A cracked lens light was replaced
- Some time was spent cleaning the Elliot fountain out of pine needles
- Chuck took the Elliot pump to Guzman's for repair; also picked up the repaired pump that was done
- Board asks Chuck to check with Guzman about storing one of our unused pumps at his stop until needed. Board would be willing to pay a small storage fee.
- Chuck reports that the 2nd auxiliary pump is not repairable.

Architectural Report

Lot 10 – request to convert patio into sun room – denied, need more information

Lot 16 – request was sent in that listed two colors from different paint schemes - denied

Lot 111 – paint exterior unit scheme 18 – approved

Lot 200 – front yard landscape change – approved

Rita notes that there are four white color options to choose from for the body of the house, each white option has 3 accent colors for the trim – Fascia Trim, Garage Trim and Door color. Trim colors need to be from the scheme listed that correspond with that white body color.

New Business

- Website – Craig reports that John has website ready and will send a link to the Board to review.
- ACC Guidelines – they are just finishing up on the shed portion and they will be ready for the Board to review.
- Roof Tiles – Rita had the manufacturer make samples of the roof tiles and those samples are available at the management office.
- Alan asks Debbie to send Mansberger and Patterson a copy of the 2025 reserve study so they can update the Financial Compilation report.

Old Business

- **Wall Repair/Paint Update –**
 - Diane announces that painting on Phase 8 will begin soon. All wall work has been completed. Board reviews the invoice from Cesa Painting for phase 8 for \$15,815.25. Alan motions to approve, Rick seconds, all approve.

Open Discussion –

- Sue Fogel and Chuck Bruns inform the Board that they have a 12- and 15-year-old neighbors that want to pick up pet waste 2x a month for \$50 each. Board explains that this is not an option due to insurance liability.
- One homeowner had a question about a small sign on a neighbor's fence
- One homeowner wondered if the wall in the cul de sac on Kenwood would be painted – yes when the Board does the Kenwood wall project.
- Homeowner on a corner lot on Todd got 2 invoices for wall work – this was because her backyard fence was in phase 3 and her side wall fence was in phase 9.

Next meeting: The next meeting will be on June 18 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 7:19 pm