

Oasis Homeowner's Association
Board of Directors Meeting June 18 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 6:05 PM by Diane. There are 8 homeowners present.

Minutes

Alan motions to approve the May 21 2026 minutes with corrections, Craig seconds, all approve.

Financial Review

Alan recaps the May Financials. Total income for May was \$41,861.90 which includes delinquent income as well as wall repair contributions from owners. Total Maintenance and Repair is \$24,846.09. From that amount \$7154.33 will be reclassified to reserves for the Phase 4 irrigation project. Total Parts and Supplies is \$67.43. Total Utilities is \$3187.53. And Total Administrative is \$4922.21. This makes the Total Operating Expenses for May \$33,023.26. After subtracting reserve expense items, the net operating gain for May is \$4706.64 and the net loss for May is \$69,788.01. Total Liabilities and Capital is \$635,996.41. Craig motions to approve the May financials, Rick seconds, all approve.

HOA BUSINESS

Lake Report: Board reviews the lake report for May. Score was 35. Turbidity was poor/low and E.coli was high due to the geese factor.

Landscape Report:

- Reviewed with no stipulations

Liaison Report:

- All lenses on lake lights were cleaned.
- Exhaust fan went out in the pump room and was replaced.
- The pump rebuild needs full Board approval before work can be done and will take about a week to 10 days with a \$1000 deposit. Alan motions to approve the payment of \$1000 to Guzman, Rita seconds, all approve.
- Chuck reports that the needles in the fountain on Elliot are still a problem. Diane will try to speak with the owner.
- SRP replaced all the lights around the lake with LED lights.

Architectural Report

Lot 236 – replace windows and one side garage door - pending

Lot 246 – Paint exterior of house Body Swiss Coffee, Trim Spiced Hot Chocolate - pending

New Business

- Diane motions to approve Cesa Painting Invoice for Phase 9, Alan seconds, all approve.
- Chuck to verify the palm tree count and get that to Debbie so she can get the approval on a corrected invoice from Bassett.
- Website – Craig says they are very close to completion.
- Architectural Guidelines – Craig says he will have a final version at the July meeting.

Old Business

- **Wall Repair/Paint Update –**
 - Diane says that only the painting of Phase 9 and 10 is remaining.

Open Discussion –

- Owner from lot 113 came in to talk about her wall repair, the lake condition and the condition of the grass. Wall repair was correct and after 2 visits from the landscaper, the leak was determined to be on her side of the wall. Ed Grabowski explains that we fill the lake from the canal water and how the canal water looks is how the lake water looks. The grass is being ruined by the large amount of geese in the community which are staying because they are being fed. Board will post notices.
-

Next meeting: The next meeting will be on July 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 7:19 pm