

Oasis Homeowner's Association
Board of Directors Meeting July 16 2026 6:00 PM
OPEN SESSION MINUTES

Board Members Present: Alan Heikkala, Rita Osland, Craig Colin and Rick Dusterhoft. Absent was Diane Petteruti.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:01 PM by Craig. There are 7 homeowners present.

Minutes

Rick motions to approve the June 18 2026 minutes with corrections, Rita seconds, all approve.

Financial Review

Alan recaps the June Financials. Total income for June was \$42,717.37 which includes delinquent income, insurance income from a fallen tree as well as wall repair contributions from owners. Total Maintenance and Repair is \$25,188.71 which includes the palm tree trimming and a sidewalk repair. Total Parts and Supplies is \$40.81. Total Utilities is \$3376.11. And Total Administrative is \$5788.59. This makes the Total Operating Expenses for June \$34,394.22. After subtracting reserve expense items, the net loss for June is \$4150.30. Total Liabilities and Capital is \$631,846.11. Rick motions to approve the June financials, Rita seconds, all approve.

HOA BUSINESS

Lake Report: Board reviews the lake report for June. Score was good at 37. E. coli remained high due to the geese factor. Board reviews proposal by Aquatic Consultants. Craig motions to approve one treatment of algaecide and one application of the aquatic dye. Alan seconds, all approve.

Landscape Report:

Reviewed with no stipulations.

- Sidewalk repair on northwest bay of lake – Completed.

Some upcoming landscape maintenance:

- Turf aerification will happen this month.
- Turf fertilization this month with ammonium sulfate (Bermuda growth).
- We are checking for low hanging branches in turf areas around lake, due to reports of someone bumping their head.
- In July, we will be watching weather and targeting our pre-emergent herbicide application during some rain events, so that chemical can be "soil activated".
- During the last two weeks, we've spent a lot of time checking, evaluating, and repairing any irrigation issues in turf and also performed the flushing of all drip systems.

Board reviews the proposal to add hose bibs by the benches around the lake at a cost of \$2126.08. Alan motions to approve the proposal, Rick seconds, all approve.

Liaison Report:

- The lenses on lake lights were cleaned again.
- After the last monsoon, the N McClintock and Elliot fountains had lots of debris and that was cleaned out.
- Chuck communicated with Guzman on the pump. Guzman will get the invoice to Chuck to send to Debbie.

Architectural Report

Lot 1 – new paver driveway - approved

Lot 18 – window replacement – approved

Lot 50 – replace windows – approved

Lot 256 – exterior painting - approved

New Business

- Craig motions to approve Cesa Painting Invoice for Phase 10, Alan seconds, all approve.
- Invoice from Luzern Design was just received but was approved to be paid in February.
- Completed Architectural Guidelines are tabled.
- Website – Craig says they are very close to completion.
- Geese – the signs have helped as the population of geese has gone down

Old Business

- **Wall Repair/Paint Update –**
 - All painting has been completed and the wall project is now done.

Open Discussion –

- Owner from lot 128 came in to talk about her wall repair, she is requesting that the landscaper take a look at where the water damage was coming from. Diane will meet with Mike at the property.

Next meeting: The next meeting will be on August 19 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 6:55 pm