

**VILLAGE AT OASIS HOME OWNERS' ASSOCIATION
BOARD MEETING MINUTES**

Monday, February 12, 2024

10:00 AM

Location: Oasis Clubhouse, Palm Room

Directors in attendance: Bill Clifford, Tony Thomas, Kathryn Dodds,
Susan Guerrini (virtual)

Management in attendance: Lauris Bateman, Duane Rohrbaugh, April Molitoris

Owners in Attendance: Numerous owners as evidenced by roll call

Called to Order:

Bill Clifford, President, called the meeting to order at 10:00 AM. A quorum was established with all of the Board members in attendance.

The meeting was recessed into the Annual Meeting at 10:00 AM and reconvened at 10:10 AM.

Open Forum - Agenda Items

The following agenda item topics were brought forward;

- The adoption of Rules & Regulations as pertains to animal restrictions
- Short term rentals

Secretary's Report

A motion was made and seconded that the minutes for the Board Meeting held November 6, 2023 be approved.

T. Thomas (motion), K. Dodds (second), motion passed unanimously.

Disclosure of Executive Session

Meeting held February 12, 2024

Contract Review

Delinquency

Legal Matters

Treasurers Report

Financial statement review

The unaudited preliminary financial statements, for the period ended December 31, 2023, are attached to the meeting minutes.

A motion was made and seconded that the Board is ratifying that a sub-committee of the Board have received and reviewed the Association financial statements of October, 2023 through December, 2023, independent of a board meeting and in conformance with Civil Code §5500.

K. Dodds (motion), S. Guerrini (second), motion passed unanimously.

Reserve transfers

A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request on November 21, 2023, in the amount of \$3,172.30 for the following items

<i>BRS Roofing</i>	<i>Unit 90-kitchen leak</i>	<i>\$ 424.75</i>
<i>BRS Roofing</i>	<i>Unit 97-bedroom leak</i>	<i>447.55</i>
<i>Dewey Pest Control</i>	<i>Inspection</i>	<i>2,300.00</i>

K. Dodds (motion), T. Thomas (second), motion passed unanimously.

A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request on January 30, 2024, in the amount of \$2,155.00 for the following items

<i>Oasis Villa/JC Bldg</i>	<i>20 hose bib replacements</i>	<i>\$ 1,605.00</i>
<i>SCT Reserve</i>	<i>reserve study</i>	<i>550.00</i>

K. Dodds (motion), T. Thomas (second), motion passed unanimously.

Management Report

Village Update

Management reports are included as an attachment to the minutes.

Approval of Upcoming Projects

A motion was made and seconded to approve JPH Rain Gutter Systems to install rain gutters on unit 138 for \$320.00

T. Thomas (motion), K. Dodds (second), motion passed unanimously.

Continuing Business

Master Concerns from Village

No concerns were brought forth at this time.

Rules and Regulations

A motion was made to adopt Village at Oasis Rules and Regulations as approved in the November 6, 2023 meeting.

T. Thomas (motion), S. Guerrini (second), motion passed unanimously.

A general notice of the adoption of the Village at Oasis Rules and Regulations will be distributed to owners within 15 days. General notice is distributed to owners by email. The adopted Rules and Regulations will also be posted to the website.

New Business

Approval of board resignation

A motion was made and seconded to accept the letter of resignation received from Terry Wicks, dated January 1, 2024.

T. Thomas (motion), K. Dodds (second), approved unanimously.

Open Forum

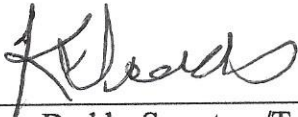
The following topics were brought forward:

- Request number for short-term rental emergencies;
- Oasis sign blocks sidewalk exit vision when leaving property;
- Reader board use;
- Melody Ranch;
- Asphalt project on roadways;
- Architectural decision appeals;
- Master lease concerns;
- Condition of Pool #8 deck;
- Condition of plaster in jacuzzi at Pool #3; and
- Water damage.

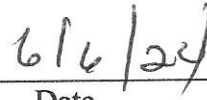
Adjournment

The meeting was adjourned at 10:44 AM.

I hereby certify that that the foregoing is a true and correct copy of the minutes of the Village at Oasis Homeowners Association Board held on Monday, February 12, 2024.



Kathryn Dodds, Secretary/Treasurer



Date

HOA-Village at Oasis
Balance Sheet
For the Twelve Months Ending December 31, 2023

ASSETS

Current Assets		
Operating Checking B of A	\$7,190.45	
Operating Savings B of A	\$10,546.98	
Reserve Savings B of A	\$291,281.24	
Account Receivable (HOA Fees)	\$545.36	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,188.07	
Due (to) from Reserves	\$19,224.54	
Total Current Assets	<u>329,476.64</u>	<u>329,476.64</u>
Total Assets		<u><u>329,476.64</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Accounts Payable	\$3,663.00	
Pre-Paid Fees	\$4,030.72	
Due to (from) Reserves	\$19,224.54	
Total Current Liabilities	<u>26,918.26</u>	<u>26,918.26</u>
Total Liabilities		<u>26,918.26</u>
Equity		
Reserves	\$306,794.77	
Retained Earnings	(\$109.05)	
Net Income	(\$4,127.34)	
Total Equity	<u>302,558.38</u>	<u>302,558.38</u>
Total Liabilities & Equity		<u><u>329,476.64</u></u>

HOA-Village at Oasis
Income Statement
For the Twelve Months Ending December 31, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$1,969.64	\$1,970.00	\$23,635.68	\$23,640.00	(\$4.32)	\$23,640.00
Late Charge Income	22.36	100.00	306.10	1,200.00	(893.90)	1,200.00
Interest Income	2.44	10.00	35.79	120.00	(84.21)	120.00
Total Operating Revenue	1,994.44	2,080.00	23,977.57	24,960.00	(982.43)	24,960.00
OPERATING EXPENSES						
Bank Service Charges	0.00	8.00	124.00	108.00	(16.00)	108.00
Insurance	48.75	49.00	585.00	588.00	3.00	588.00
Insurance:Workers Comp	63.70	0.00	820.90	400.00	(420.90)	400.00
Insurance:D&O	116.92	113.00	1,390.53	1,356.00	(34.53)	1,356.00
Postage And Delivery	0.00	0.00	692.81	400.00	(292.81)	400.00
Professional Fees:Legal Fees	325.00	290.00	3,773.67	3,480.00	(293.67)	3,480.00
Office Expenses	0.00	0.00	23.00	0.00	(23.00)	0.00
Pest Control	1,166.00	419.00	7,096.00	5,028.00	(2,068.00)	5,028.00
Professional Fees:Accounting	0.00	0.00	2,800.00	2,800.00	0.00	2,800.00
VI MANAGEMENT	900.00	900.00	10,800.00	10,800.00	0.00	10,800.00
Total Operating Expenses	2,620.37	1,779.00	28,105.91	24,960.00	(3,145.91)	24,960.00
OPERATING SURPLUS (DEFICIT)	(625.93)	301.00	(4,128.34)	0.00	(4,128.34)	0.00
RESERVE REVENUE						
Reserve Assessment Income	9,730.94	9,731.00	116,771.28	116,772.00	(0.72)	116,772.00
W/D from Reserves	2,155.00	0.00	180,617.26	225,186.00	(44,568.74)	225,186.00
Total Reserve Revenue	11,885.94	9,731.00	297,388.54	341,958.00	(44,569.46)	341,958.00
RESERVE EXPENSES						
Contribution to Reserves	9,730.94	9,731.00	116,771.28	116,772.00	0.72	116,772.00
Roofs	0.00	0.00	43,314.75	48,046.00	4,731.25	48,046.00
Roofs-Cleaning	0.00	0.00	4,240.00	3,000.00	(1,240.00)	3,000.00
Decks, Beams, Columns	0.00	0.00	126,932.21	155,640.00	28,707.79	155,640.00
Shut-Off Valves	1,605.00	0.00	2,072.75	2,500.00	427.25	2,500.00
Tile/Stucco Repairs	0.00	0.00	1,207.55	1,000.00	(207.55)	1,000.00
Wood Beam Repair	0.00	0.00	0.00	15,000.00	15,000.00	15,000.00
Pest Control	0.00	0.00	2,300.00	0.00	(2,300.00)	0.00
Village at Oasis Reserve Study	550.00	0.00	550.00	0.00	(550.00)	0.00
Total Reserve Expenses	11,885.94	9,731.00	297,388.54	341,958.00	44,569.46	341,958.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	(625.93)	301.00	(4,128.34)	0.00	(4,128.34)	0.00



Board of Directors Meeting

February 12, 2024

**Village at Oasis
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred since the November 6, 2023 meeting. Report prepared on 2/3/2024.

Village Update:

SB-326 Balcony repairs being done by EmpireWorks has wrapped up and final payment will be submitted following final inspection and sign-off. There is minor stucco work and paint outstanding. The staging area was removed on January 10, 2024. The original planned completion date was July 28, 2023.

BRS Roofing Company made an additional repair following tropical storm Hilary at Unit 119. They also completed the annual roof maintenance on January 8, 2024. Twenty-eight tiles were replaced.

PWLC completed the annual tree trimming began on January 31, 2024.

Dewey Pest Control treated unit 97 for termites for a second time.

Respectively Submitted,

Duane Rohrbaugh
General Manager