

**OASIS VILLA RESORT HOMEOWNERS ASSOCIATION**  
**ANNUAL HOMEOWNERS MEETING MINUTES**  
**VIRTUAL MEETING**  
Tuesday, March 29, 2022  
10:00 AM

Directors Present: Lauris Bateman, Shannon Krutz, Kathryn Dodds, Tony Thomas

Directors Absent: Clark Duellman

Management Present: Duane Rohrbaugh

Owners present: Numerous owners as evidenced by role call

Inspector of Elections:

**Registration of hand delivered ballots.**

Kurtis Peterson explained the process of the virtual election. Kurtis will open the envelopes and extract the ballots. He then completes a visual scan of the ballots after which he will share his screen so that the audience can see a live tabulation of the votes as the ballots are scanned. Mr. Peterson then closed the polls.

Ballots received represented a quorum with 160 ballots or proxies. A quorum requirement is 100.

**Call to Order**

Lauris Bateman called the meeting to order at 10: 00 AM.

**Report of the Board**

**Presidents Report**

Ms. Bateman introduced the outgoing Board and since Clark Duellman was not running as a candidate in the 2022 election, appreciation was expressed to him for his year of service as a member of the Oasis Villa Resort Homeowners Board. Ms. Bateman then introduced the candidates in this election.

The new General Manager of Oasis, Duane Rohrbaugh. was then introduced and it was announced that VI would have an Assistant Manager beginning April 1, 2022.

**Treasurers Report**

**Financial Review**

Board Treasurer, Kathryn Dodds, reports that we ended the year with a \$58,900 operating surplus. She explained the importance of the reserve study. The 2022 reserve summary indicates that the Association is 59% funded which is the higher end of the medium range.

**Management Report**

Duane Rohrbaugh provided a management report highlighting the following items. Balcony inspections under SB326 requires inspection by the end of 2024. This was done by a diligent visual inspection and we uncovered some areas that will need to be required.

As the resort ages, sewer and pipe lines deteriorate and require emergency repairs. We continue to proactively explore ways to identify these issues to reduce the cost of emergency repairs.

The replacement of hose bibs and reducing valves continue and we make these repairs based on severity of the leak and impact to the unit.

After numerous discussions and meetings, the exterior painting of all units began in 2021 and was completed in early 2022. New color change was approved and the outcome was favorably received.

The trimming of the large trees remain on a schedule and Olive and Ficus trees were completed this year. We are preparing a 2022 schedule.

The topic of security at the resort was brought up all every meeting in 2021. This is not just an Oasis Resort issue, rather a Palm Springs wide issue. VI Resorts is committed to improve perimeter access surrounding the resort and entrance gate access. We have had numerous meetings to address this issue and developed a comprehensive proposal with options to implement strategies to curtail the activity.

All pools were heated in 2021. The standard annual pool and spa filter replacements occurred

COVID-19 and the Omicron variant had a tremendous impact on the available activities we were able to provide and the staffing at the resort. The labor shortage issue is not isolated to Palm Springs and we have adjusted pay rates to market level and introduced a new incentive to recruit staff.

Bocce court opened and I'm surprised to see the number of young people interested in the spot.

The development plans at the Parker Hotel are moving forward. The additional inventory will take away a majority of their event space and reduce the number of events that our noise nuisance.

In December 2021, we changed our pest control company and increased the number of bait boxes at the resort. Service at the resort now is weekly.

### **Open Forum**

The following topics were brought forth:

- Security concerns and remedies
- Beginning outdoor activities

### **Election Results**

Election results were presented by Kurtis Peterson, with The Inspectors of Election.

### **Two Vacation International positions (voted by VI only)**

Shannon Krutz	116 votes
Michael Smyth	116 votes

Shannon Krutz and Michael Smyth will fill the two VI Resorts Board positions for a one-year term.

**One management company position (voted by VI Resorts and Village at Oasis owners)**

Lauris Bateman 147 votes

Lauris Bateman will fill the management company board position for a one-year term.

**Two Village at Oasis positions (voted by Village owners only)**

Kathryn Dodds 21 votes

Trent Hofferber 27 votes elected

Tony Thomas 22 votes elected

Trent Hofferber and Tony Thomas will fill the two Village board positions for a one-year term.

**IRS Revenue Ruling 70.604**

Resolution approving the transfer of 2022 excess funds from operations to reserves

Approved: 156 votes

Disapproved/Abstained: 4 votes

*Resolution was approved*

**Annual meeting minutes held March 27, 2021**

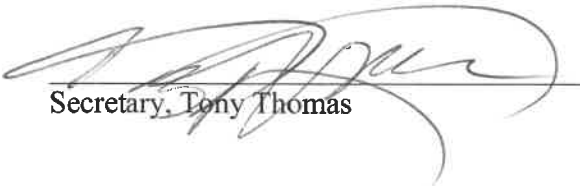
Approved: 157 votes

Disapproved/Abstained: 3 votes

*Minutes were approved*

*The meeting was adjourned at 10:18 AM PDT.*

I hereby certify that that the foregoing is a true and correct copy of the owner approved minutes of the Oasis Villa Resort Homeowners Association Annual Homeowners Meeting held on March 29, 2022

  
Secretary, Tony Thomas

  
Date