

OASIS VILLA RESORT HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
Monday, March 27, 2023
2:00 PM

Directors in attendance: Lauris Bateman, Shannon Krutz, Michael Smyth,
Tony Thomas, & Trent Hofferber

Management in attendance: Duane Rohrbaugh, April Molitoris

Guests in attendance: Numerous home owners as evidenced by roll call

Called to Order

Lauris Bateman called the meeting to order at 200: PM. A quorum was established with all five board members in attendance.

Open Forum- Agenda Items

The following comments concerning agenda items were brought forward:

- Concern that homeless coming into the property.
- Plantings be used to protect property from uninvited guests.

Secretary's Report

Approval of Minutes

A motion was made and seconded approving the minutes for the board meeting held January 20, 2023.

T. Hofferber (motion), S. Krutz (second, passed unanimously).

Disclosure of Executive Session

For executive session for meeting held on March 26, 2023.

- Legal matters
- Delinquency Review –
- Contacts
- Owner Request – Village related and will be referred to the Village Association

Treasurers Report

Financials

Unaudited 2022 financials through January, 2023 are attached to the minutes.

Ratification of monthly financial review approval

A motion was made and seconded that the Board ratifies that a Board sub-committee has received and reviewed the Association financial statements for the months of December, 2022 through January, 2023, independent of a board meeting and in conformance with Civil Code §5500.

S. Krutz (motion), T. Thomas (second), approved unanimously.

Reserve Transfers

Ratification of approval for reserve fund transfers.

A motion was made and seconded ratifying the approvals, made by M. Smyth and L. Bateman, for a reserve fund transfer requested on February 27, 2023, in the amount of \$12,960.50 for the following

Spa #4 heater replacement \$4,000.00

Pool #5 gate replacement 1,340.50

Unit 148 deductible for water leak 2,500.00

Concrete repairs at unit 151 3,646.50

Concrete repairs at unit 155 1,473.50

T. Hofferber (motion), M. Smyth (second), passed unanimously.

Management Report

The management report is attached to the minutes

Upcoming Projects

Based upon approval, the following projects are scheduled for completion in the coming months.

Project Description	Vendor	Proposal Amount	Budgeted (Y/N)	Budget Category
Unit 145 Concrete and Tree Removal	JC Building / PWLC	7,437.00	N	0109-61110-6420 - Concrete/ 0106-60020-6245 - Landscaping
Unit 96 Drainage	JC Building	2,700.00	N	0109-61110-6420 - Asphalt/Concrete
Pool Handrail & Lift Chair Covers	Amazon	1,210.00	Y	0106-60040-6275- Pool Supplies
Asphalt Sealing of Roadways	Asphalt MD	24,398.00	Y	0106-61110-6420 Asphalt & Concrete
Reserve Study (In-Person)	Association Reserves	3,200.00	N	0109-61110-6415 - Reserve Study
Lemon Tree Replacement	PWLC II Inc.	480.00	Y	0109-61110-6440 Landscape & Irrigation
	Total	39,425.00		

A motion was made and seconded to approve the concrete repair (JC Building) and the tree removal (PWLC) at unit 145 for an amount of \$7,437.

T. Thomas (motion), T. Hofferber (second), passed unanimously.

A motion was made and seconded to approve JC Building to repair concrete which will redirect water drainage at unit 96 for an amount of \$2,700.

M. Smyth (motion), T. Hofferber (second), passed unanimously.

A motion was made and seconded to purchase pool handrail and chair lift covers from Amazon at a cost of \$1,210.

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

A motion was made and seconded to approve sealing of the resort roadways by Asphalt MD for a cost of \$24,398.

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

A motion was made and seconded to approve an onsite reserve study visit by Association Reserves at a cost of \$2,100 annually with the 3-year loyalty plan.

T. Hofferber (motion), T. Thomas (second), passed unanimously.

A motion was made approving PWLC to replace a lemon tree at a cost of \$120 (contracted price for tree replacement).

T. Hofferber (motion), M. Smyth, (second), passed unanimously.

A motion was made and seconded to approve removal of stump and replace with orange tree for contracted price near unit #92.

T. Hofferber (motion), T. Thomas (second), passed unanimously.

Architectural Committee Report

See attached report.

A motion was made and seconded approving the Architectural Committee report

T. Hofferber (motion), T. Thomas (second), approved unanimously.

Continuing Business

Adoption of new Rules & Regulations

The board received no comments on the Balcony Change Rule which reads as follows:

“Carpet, artificial turf, area rugs, tile or other material that can trap water next to the surface of the balcony or patio is prohibited. Puncturing the waterproofing material on the balconies or patios is prohibited. Any damage to membrane surface by owner or tenant will be owner responsibility.

Potted plants must have a tray placed underneath the pot to prevent water spillage onto the balcony or patio. Such trays, and any other device designed to hold water, must be raised above the surface of the patio or balcony in order to allow sufficient airflow beneath such tray or device.

Potted plants shall not be placed in a position on any balcony or patio that will block any drains or obstruct drainage patterns.”

A motion was made and seconded adopting the Balcony Rule Change.

T. Hofferber (motion), T. Thomas (second), approved unanimously.

Based upon owner comments and concerns, some changes were made to the Rule Change for Visitor Entry and it now reads as follows:

“In an effort to provide additional security to our community, the callbox at the visitor’s lane has been upgraded. Homeowners are able to have a unique 3-digit code assigned to them which, when given to guests and vendor, provides property access. If the number is not provided to the guest in advance of the visit, the guest is able to scroll through the alphabetical list of owners to locate the 3-digit code which then places a call to the

homeowners' designated phone number. Owner can approve entry by dialing 9 on either cell phone or land line. This feature is also available for long-term renters.

Effective June 1, 2023, the front desk will no longer be opening the gate for visitors and guests of privately owned homes.”

A callbox ID form is available on the owner website and in the Oasis Clubhouse the front desk. Once this form is completed and submitted to management, the information will be entered into the callbox system. “

A motion was made and seconded approving the Rule Change for Visitor Entry as presented. T. Hofferber (motion), T. Thomas (second), approved unanimously.

This rule change will be distributed to owners for a 28-day comment period with proposed adoption at the board meeting scheduled for June 6, 2023.

The Rule Change for Replacement of Air Conditioners was amended and proposed as follows:

Prior to the replacement of a rooftop air conditioning unit, an owner must complete and submit the following documents to the Architectural Committee.

- Request for Architectural Change form
- Construction Notification form

Approval from the Architectural Committee must be received prior to commencement of work.

Upon completion of installation, a final inspection must be completed by the contractor with the most recent roof warranty.

Upon completion of installation, a final inspection must be completed by the roofing company providing the most recent roofing warranty.

Note: Replacement of the air conditioning unit will require permitting of the electrical work that is involved in the replacement.

A motion was made and seconded approving the Rule Change for Air Conditioners T. Hofferber (motion), T. Thomas (second), approved unanimously.

This rule change will be distributed to owners for a 28-day comment period with proposed adoption at the board meeting scheduled for June 6, 2023.

Pest Control

A motion was made and seconded approving a proposal from Dewey Pest Control to treat 25 manholes per month for an amount of \$625 per month.

S. Krutz (motion), T. Thomas (second), approved unanimously.

New Business

Energy Review

A schedule of the usage and cost of gas were reviewed comparing 2023 pricing with 2022 prices. The price per therm of gas doubled in February, 2023 as compared to the amount paid in February, 2022.

Plumbing Reimbursement

These are Village related requests and will be transferred to that association.

Insurance Renewal

Lockton presented proposals for the renewal of the HOA insurance policy. This proposal excludes the property insurance, which renews in May. The cost for the coverage is reduced by \$3,367 for 2023.

A motion was made and seconded to approve the April 1, 2023 renewal of the HOA insurance policies for general liability, umbrella, crime, D & O, workers compensation and employment practices liability for a total annual cost of 36,803.97.

M. Smyth (motion), T. Thomas (second), approved unanimously.

Management Agreement

Vacation Internationale, Inc. submitted a proposed management agreement. Changes made to the previous agreement were the effective dates.

A motion was made and seconded approving the Vacation Internationale, Inc. Management Agreement, effective April 1, 2023 through March 31, 2024.

T. Hoffer (motion), T Thomas, (second), approved unanimously.

Open Forum

The following comments were brought forward:

- Trash recycling;
- Schedule for limited common area cleaning;
- Pool 5 fountain; and
- Trimming trees that overhang buildings.

Adjournment


A motion was made and seconded to adjourn the meeting at 3:44 PM.

T. Hofferber (motion), T. Thomas (second), approved unanimously.

I hereby certify, as the Secretary of the above-named Association, that the foregoing minutes were approved as the minutes of the Oasis Villa Resort Homeowners Association Board Meeting held on March 27, 2023.



Bill Clifford, Secretary



Date

HOA-Oasis Villa
Balance Sheet
For the Twelve Months Ending December 31, 2022

ASSETS

Current Assets		
Bank of America	\$8,962.29	
Reserve Account	\$1,098,492.59	
Accounts Receivable, Dues	\$4,815.97	
Accounts Receivable Misc	\$390.45	
Due (to) from Reserves	\$42,974.40	
Allowance for Doubtful Accounts	<u>(\$1,154.00)</u>	
Total Current Assets		<u>1,154,481.70</u>
Other Assets		
Prepaid Expenses	<u>\$69,505.76</u>	
Total Other Assets		<u>69,505.76</u>
TOTAL ASSETS		<u><u>1,223,987.46</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$19,549.32	
Prepaid Dues	\$19,362.73	
Due to (from) Reserves	<u>\$42,974.40</u>	
Total Current Liabilities		<u>81,886.45</u>
Total Liabilities		<u>81,886.45</u>
Capital		
Reserves	\$1,144,409.92	
Net Income	<u>(\$2,308.91)</u>	
Total Capital		<u>1,142,101.01</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,223,987.46</u></u>

HOA-Oasis Villa
Income Statement
For the Twelve Months Ending December 31, 2022

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Year to Date Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$106,414.86	\$106,416.30	\$1,276,978.32	\$1,276,981.30	(\$2.98)	\$1,276,981.30
Misc. Income	0.00	0.00	500.00	0.00	500.00	0.00
Interest Income	9.44	12.00	109.40	144.00	(34.60)	144.00
Late Charge Income	62.76	0.00	588.73	0.00	588.73	0.00
Contribution from VI	949.00	949.00	11,388.00	11,388.00	0.00	11,388.00
Total Operating Revenue	107,436.06	107,377.30	1,289,564.45	1,288,513.30	1,051.15	1,288,513.30
OPERATING EXPENSES						
Payroll & Insurance						
Contract Svc. Common Area	18,753.51	3,500.00	94,914.51	45,500.00	(49,414.51)	45,500.00
Landscape Salary	19.80	15,909.20	144,722.45	201,969.60	57,247.15	201,969.60
Landscape PR Tax	0.00	1,843.10	12,147.79	24,098.32	11,950.53	24,098.32
Workers Comp-Landscaping	526.83	1,843.10	6,116.54	24,098.32	17,981.78	24,098.32
Total Payroll & Ins Exp	19,300.14	23,095.40	257,901.29	295,666.24	37,764.95	295,666.24
General & Administrative						
Management Fee	1,850.00	1,850.00	22,200.00	22,200.00	0.00	22,200.00
Bank Fees	18.00	0.00	208.46	0.00	(208.46)	0.00
Contract Svc. Accounting	1,200.00	1,450.00	16,489.92	18,200.00	1,710.08	18,200.00
Professional Fees, Acctg	1,856.00	0.00	5,875.21	6,200.00	324.79	6,200.00
License/Inspection Fees	0.00	0.00	7,831.00	7,865.00	34.00	7,865.00
Miscellaneous	319.91	50.00	792.80	600.00	(192.80)	600.00
Storage Space Rent	250.00	250.00	3,000.00	3,000.00	0.00	3,000.00
Legal Expenses	75.00	663.00	16,809.50	8,000.00	(8,809.50)	8,000.00
Contract Security	2,000.00	2,000.00	24,000.00	24,000.00	0.00	24,000.00
Insurance-Prop & Liability	13,744.77	16,500.00	165,786.20	181,200.00	15,413.80	181,200.00
Insurance Claims	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00
Insurance-Dir & Officers	293.27	171.00	2,977.63	2,004.00	(973.63)	2,004.00
Total General & Admin Exp	21,606.95	22,934.00	265,970.72	278,269.00	12,298.28	278,269.00
Repairs & Maintenance						
Contract Pest Control	77.00	163.00	1,824.00	2,000.00	176.00	2,000.00
Pool & Jacuzzi Supplies	0.00	2,600.00	15,437.15	32,400.00	16,962.85	32,400.00
Contract Pool Jacuzzi	7,500.00	6,900.00	107,004.00	82,800.00	(24,204.00)	82,800.00
Contract Fire Extinguisher	0.00	0.00	987.03	1,000.00	12.97	1,000.00
Repair/Maint-Driveways/Rds	0.00	50.00	6,700.00	5,600.00	(1,100.00)	5,600.00
Repair/Maint-Buildings	0.00	166.00	466.41	2,000.00	1,533.59	2,000.00
Repair/Maint-Pipes/Sprinkler	3,747.01	850.00	32,018.01	10,200.00	(21,818.01)	10,200.00
Repair/Maint-Pool/Spa	0.00	1,700.00	7,549.23	20,400.00	12,850.77	20,400.00
Supplies-Exterior Lights	1,410.97	250.00	8,228.18	3,000.00	(5,228.18)	3,000.00
Supplies-Tennis/Basketball	50.76	85.00	595.93	1,020.00	424.07	1,020.00
Contract Svc.-Landscaping	31,182.20	2,100.00	79,042.33	58,200.00	(20,842.33)	58,200.00
Landscape Supplies	0.00	1,000.00	10,669.00	29,900.00	19,231.00	29,900.00
Total Repairs & Maint Exp	43,967.94	15,864.00	270,521.27	248,520.00	(22,001.27)	248,520.00
Utilities						
Cable	5,428.49	5,200.00	64,378.35	62,400.00	(1,978.35)	62,400.00
Electricity	9,426.81	9,000.00	117,018.47	108,000.00	(9,018.47)	108,000.00
Garbage	5,537.06	4,500.00	64,677.33	54,000.00	(10,677.33)	54,000.00
Gas	23,104.89	18,305.00	124,292.92	111,590.00	(12,702.92)	111,590.00
Sewer/Water	11,743.51	8,064.00	127,113.01	130,068.00	2,954.99	130,068.00
Total Utilities	55,240.76	45,069.00	497,480.08	466,058.00	(31,422.08)	466,058.00
Total Operating Expenses	140,115.79	106,962.40	1,291,873.36	1,288,513.24	(3,360.12)	1,288,513.24

HOA-Oasis Villa
Income Statement
For the Twelve Months Ending December 31, 2022

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Year to Date Variance	Total Budget
OPERATING SURPLUS (DEFICIT)	(32,679.73)	414.90	(2,308.91)	0.06	(2,308.97)	0.06
RESERVE REVENUE						
Reserve Contribution Income	19,400.45	19,400.00	232,805.40	232,800.00	5.40	232,800.00
W/D from Reserves	(34,469.77)	0.00	273,549.78	459,700.00	(186,150.22)	459,700.00
Total Reserve Revenue	(15,069.32)	19,400.00	506,355.18	692,500.00	(186,144.82)	692,500.00
RESERVE EXPENSES						
Contribution to Reserves	19,400.45	19,400.00	232,805.40	232,800.00	(5.40)	232,800.00
Access System	(25.00)	0.00	2,375.00	0.00	(2,375.00)	0.00
Equipment	0.00	0.00	(4,251.19)	0.00	4,251.19	0.00
Grounds Equipment	0.00	0.00	0.00	25,500.00	25,500.00	25,500.00
Security Equipment	0.00	0.00	14,045.00	0.00	(14,045.00)	0.00
Pool & Spa	0.00	0.00	682.78	218,900.00	218,217.22	218,900.00
Pool Area Fencing and Gates	0.00	0.00	7,300.00	0.00	(7,300.00)	0.00
Pool Furniture	0.00	0.00	3,149.27	17,500.00	14,350.73	17,500.00
Pool Heaters	0.00	0.00	19,891.00	0.00	(19,891.00)	0.00
Pool/Spa Resurface	0.00	0.00	56,640.00	0.00	(56,640.00)	0.00
Pool/Pond Filters/Pump	0.00	0.00	40,160.20	0.00	(40,160.20)	0.00
Asphalt & Concrete	0.00	0.00	0.00	11,000.00	11,000.00	11,000.00
Fountain Pumps	0.00	0.00	16.26	0.00	(16.26)	0.00
Signage Program	0.00	0.00	15,377.25	17,500.00	2,122.75	17,500.00
Tennis Courts	0.00	0.00	7,066.00	16,500.00	9,434.00	16,500.00
Landscape & Irrigation	0.00	0.00	26,695.00	36,000.00	9,305.00	36,000.00
Concrete Repairs	0.00	0.00	1,125.00	0.00	(1,125.00)	0.00
Electrical	0.00	0.00	963.88	0.00	(963.88)	0.00
Reserve Study	0.00	0.00	1,800.00	1,800.00	0.00	1,800.00
Beams-Dumpster Areas	0.00	0.00	8,211.00	0.00	(8,211.00)	0.00
Beams-Bus Stop	(34,444.77)	0.00	11,198.81	0.00	(11,198.81)	0.00
Golf Carts	0.00	0.00	780.28	0.00	(780.28)	0.00
Tree Removal	0.00	0.00	972.64	0.00	(972.64)	0.00
Lake Motors	0.00	0.00	6,965.00	0.00	(6,965.00)	0.00
Fences, Gates, Walls	0.00	0.00	47,366.60	100,000.00	52,633.40	100,000.00
Domestic Water	0.00	0.00	2,745.00	15,000.00	12,255.00	15,000.00
Water Line Repair	0.00	0.00	2,275.00	0.00	(2,275.00)	0.00
Total Reserve Expenses	(15,069.32)	19,400.00	506,355.18	692,500.00	186,144.82	692,500.00
RESERVE SURPLUS (DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS (DEFICIT)	(32,679.73)	414.90	(2,308.91)	0.06	(2,308.97)	0.06

HOA-Oasis Villa
Balance Sheet
For the One Month Ending January 31, 2023

ASSETS

Current Assets		
Bank of America	\$9,365.78	
Reserve Account	\$1,121,348.97	
Accounts Receivable, Dues	\$8,642.29	
Due (to) from Reserves	\$45,003.71	
Allowance for Doubtful Accounts	<u>(\$1,154.00)</u>	
Total Current Assets		<u>1,183,206.75</u>
Other Assets		
Prepaid Expenses	<u>\$54,322.25</u>	
Total Other Assets		<u>54,322.25</u>
TOTAL ASSETS		<u><u>1,237,529.00</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$27,905.71	
Prepaid Dues	\$29,610.29	
Due to (from) Reserves	<u>\$45,003.71</u>	
Total Current Liabilities		<u>102,519.71</u>
Total Liabilities		<u>102,519.71</u>
Capital		
Reserves	\$1,161,697.92	
Retained Earnings	(\$2,308.91)	
Net Income	<u>(\$24,379.72)</u>	
Total Capital		<u>1,135,009.29</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,237,529.00</u></u>

HOA-Oasis Villa
Income Statement
For the One Month Ending January 31, 2023

	Current Actual	Current Budget	Year to Actual	Year to Budget	Year to Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$107,399.15	\$107,400.00	\$107,399.15	\$107,400.00	(\$0.85)	\$1,288,795.00
Interest Income	9.42	12.00	9.42	12.00	(2.58)	144.00
Late Charge Income	131.94	0.00	131.94	0.00	131.94	0.00
Contribution from VI	1,654.00	1,654.00	1,654.00	1,654.00	0.00	19,848.00
Total Operating Revenue	109,194.51	109,066.00	109,194.51	109,066.00	128.51	1,308,787.00
OPERATING EXPENSES						
Payroll & Insurance						
Contract Svc. Common Area	28,211.00	0.00	28,211.00	0.00	(28,211.00)	0.00
Workers Comp-Landscaping	526.83	25.00	526.83	25.00	(501.83)	300.00
Total Payroll & Ins Exp	28,737.83	25.00	28,737.83	25.00	(28,712.83)	300.00
General & Administrative						
Management Fee	1,850.00	1,850.00	1,850.00	1,850.00	0.00	22,200.00
Bank Fees	3.00	0.00	3.00	0.00	(3.00)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	1,200.00	1,400.00	200.00	16,900.00
Professional Fees, Acctg	0.00	0.00	0.00	0.00	0.00	6,400.00
License/Inspection Fees	0.00	0.00	0.00	0.00	0.00	7,800.00
Miscellaneous	263.81	50.00	263.81	50.00	(213.81)	600.00
Legal Expenses	0.00	700.00	0.00	700.00	700.00	13,700.00
Contract Security	2,000.00	2,000.00	2,000.00	2,000.00	0.00	24,000.00
Insurance-Prop & Liability	14,363.41	16,500.00	14,363.41	16,500.00	2,136.59	210,000.00
Insurance-Dir & Officers	293.27	171.00	293.27	171.00	(122.27)	2,284.00
Total General & Admin Exp	19,973.49	22,671.00	19,973.49	22,671.00	2,697.51	303,884.00
Repairs & Maintenance						
Contract Pest Control	77.00	167.00	77.00	167.00	90.00	2,000.00
Pool & Jacuzzi Supplies	0.00	400.00	0.00	400.00	400.00	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	7,500.00	7,500.00	0.00	90,000.00
Contract Fire Extinguisher	1,021.01	1,000.00	1,021.01	1,000.00	(21.01)	1,000.00
Repair/Maint-Driveways/Rds	0.00	100.00	0.00	100.00	100.00	1,200.00
Repair/Maint-Buildings	0.00	100.00	0.00	100.00	100.00	1,200.00
Repair/Maint-Pipes/Sprinkler	12,350.00	850.00	12,350.00	850.00	(11,500.00)	10,200.00
Repair/Maint-Pool/Spa	0.00	1,000.00	0.00	1,000.00	1,000.00	12,000.00
Supplies-Exterior Lights	524.40	250.00	524.40	250.00	(274.40)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	85.00	85.00	1,020.00
Contract Svc.-Landscaping	0.00	28,000.00	0.00	28,000.00	28,000.00	336,000.00
Landscape Supplies	0.00	400.00	0.00	400.00	400.00	4,800.00
Total Repairs & Maint Exp	21,472.41	39,852.00	21,472.41	39,852.00	18,379.59	467,220.00
Utilities						
Cable	5,690.61	5,200.00	5,690.61	5,200.00	(490.61)	62,400.00
Electricity	9,937.33	11,801.00	9,937.33	11,801.00	1,863.67	127,901.00
Garbage	5,537.06	4,800.00	5,537.06	4,800.00	(737.06)	57,600.00
Gas	35,220.18	24,157.00	35,220.18	24,157.00	(11,063.18)	137,836.00
Sewer/Water	7,005.67	5,870.76	7,005.67	5,870.76	(1,134.91)	131,646.02
Total Utilities	63,390.85	51,828.76	63,390.85	51,828.76	(11,562.09)	517,383.02
Total Operating Expenses	133,574.58	114,376.76	133,574.58	114,376.76	(19,197.82)	1,288,787.02
OPERATING SURPLUS (DEFICIT)	(24,380.07)	(5,310.76)	(24,380.07)	(5,310.76)	(19,069.31)	19,999.98

HOA-Oasis Villa
Income Statement
For the One Month Ending January 31, 2023

	Current Actual	Current Budget	Year to Actual	Year to Budget	Year to Variance	Total Budget
RESERVE REVENUE						
Reserve Contribution Income	22,000.35	22,000.00	22,000.35	22,000.00	0.35	264,000.00
W/D from Reserves	4,712.00	302,100.00	4,712.00	302,100.00	(297,388.00)	302,100.00
Total Reserve Revenue	26,712.35	324,100.00	26,712.35	324,100.00	(297,387.65)	566,100.00
RESERVE EXPENSES						
Contribution to Reserves	22,000.00	22,000.00	22,000.00	22,000.00	0.00	264,000.00
Access System	0.00	0.00	0.00	0.00	0.00	0.00
Pool & Spa	0.00	90,600.00	0.00	90,600.00	90,600.00	90,600.00
Pool Furniture	0.00	18,000.00	0.00	18,000.00	18,000.00	18,000.00
Asphalt & Concrete	0.00	49,000.00	0.00	49,000.00	49,000.00	49,000.00
Landscape & Irrigation	0.00	39,500.00	0.00	39,500.00	39,500.00	39,500.00
Electrical	1,065.50	0.00	1,065.50	0.00	(1,065.50)	0.00
Beams-Dumpster Areas	3,646.50	0.00	3,646.50	0.00	(3,646.50)	0.00
Fences, Gates, Walls	0.00	70,000.00	0.00	70,000.00	70,000.00	70,000.00
Domestic Water	0.00	35,000.00	0.00	35,000.00	35,000.00	35,000.00
Total Reserve Expenses	26,712.00	324,100.00	26,712.00	324,100.00	297,388.00	566,100.00
RESERVE SURPLUS (DEFICIT)						
	0.35	0.00	0.35	0.00	0.35	0.00
NET SURPLUS (DEFICIT)	(24,379.72)	(5,310.76)	(24,379.72)	(5,310.76)	(19,068.96)	19,999.98



Board of Directors Meeting

March 27, 2023

**Oasis Villa Homeowners Association
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred with the Master Association since the January 20, 2023 meeting. This report was prepared on 3/11/2023.

Dewey Pest Control was on site weekly to conduct weekly services to the resort. There has been an increase in rodent activity due to unusual weather conditions the past two months. They recommend increasing the rodent bait to sewer lines.

Desert Fire did the annual maintenance inspection and fire extinguisher exchange

KAP's Pool Service provided several small repairs and replaced the heaters at Spa 4 and Pool 5.

Southwest Plumbing conducted emergency repair to a sewer line near unit 20 and hydro jetted the sewer line at unit 33.

Hose bibs were replaced at units 153, 154, 155, and 158

PWLC repaired irrigation lines at units 39, 72, 73, 93 and 161.

JC Building Systems repaired ornamental fence at pool 5 and irrigation lines at unit 177 and at pool 4. Concrete repairs were done at units 151 and 155. There was an additional cost of \$1,250 for concrete work done at 151 garage, which was not approved at the last meeting.

A remote gate opener was installed so the front desk can open the barrier arm to allow vehicles to turnaround.

Respectively Submitted,

Duane Rohrbaugh
General Manager

Architectural Committee Report

March 27, 2023

Since the last meeting on January 20, 2023 the Committee received two requests:

Unit 117: Owner requested to replace their windows and sliding doors. Owner will purchase bronze color Milgard Brand products. A license and insured contractor was hired to handle the removal and installation of the windows and doors.

The Architectural Change Request was emailed to the Committee Members on January 20, 2023 and it passed unanimously.

Unit 105: Owner is requesting approval to keep the security gate that was installed sometime in 2005-2006 period prior to the current owner taking over the unit. The unit is in escrow and he is requesting approval from the committee to keep the gate. Attached is the request from the current owner and the request dated 12/21/05 from the previous owner.

A was motion made approving the existing gate with the condition that when the gate and the matching outdoor lighting are replaced that the products used will be in conformity with resort standards. S. Rosenbloom (motion), T. Wicks (second), approved unanimously