

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

Monday, February 6, 2023
10:00 AM

Location: Oasis Clubhouse, Canyon Room

Directors in attendance: Bill Clifford, Tony Thomas, Kathryn Dodds, Terry Wicks

Directors Absent: Susan Guerrini

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 10:03AM. A quorum was established four of the five members in attendance.

The meeting recessed into the Annual Meeting at 10:05 AM and reconvened at 10:19 AM.

Open Forum - Agenda Items

The following agenda-related topics were brought forward;

Dissatisfaction with landscaping company,
Drain system was placed in back patio of 132 but isn't working,
Vehicle not moved for significant time period,
Gate system,
Rodent problems in units – BRS Roofing closed all openings to units
Keeping dumpsters closed,
Boxes not broken down are filling recycle bins, and
Unfolded boxes are filling recycle bins

Secretary's Report

*A motion was made and seconded that the minutes for the Board Meeting held November 8, 2022 be approved.
K. Dodds (motion), T. Thomas (second), approved unanimously.*

Disclosure of Executive Session

Meeting held February 6, 2023

- Delinquencies
- Contract/proposal for balcony inspections

Treasurers Report

Financial statement review

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, 2022

through December, 2022, independent of a board meeting and in conformance with Civil Code §5500.

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

The unaudited financial statements, for the period ended December 31, 2022, are attached to the meeting minutes.

A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request on November 8, 2022, in the amount of \$12,250 for the following item

<i>Deck Inspectors</i>	<i>Deck Inspection</i>	<i>\$12,250</i>
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T. Wicks (motion), T. Thomas (second), approved unanimously.

A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request on November 18, 2022, in the amount of \$5,810 for the following items

<i>JC Building</i>	<i>Pressure valve & hose bib replacements</i>	<i>\$4,510</i>
<i>SCT Reserve Consultants</i>	<i>Reserve Study</i>	<i>1,300</i>

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

A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request on November 29, 2022, in the amount of \$1,070 for the following item

<i>JC Building</i>	<i>Hose bib replacements</i>	<i>\$1,070</i>
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T. Thomas (motion), T. Wicks (second), approved unanimously.

A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request on December 19, 2022, in the amount of \$2,629 for the following items

<i>JC Building</i>	<i>Tile Repair</i>	<i>\$ 350</i>
<i>JC Building</i>	<i>Downspout</i>	<i>240</i>
<i>JC Building</i>	<i>water valves</i>	<i>1,284</i>
<i>JC Building</i>	<i>repaired broken stucco (#137)</i>	<i>2,629</i>

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

Management Report

Village Update

The management report is included as an attachment to the minutes.

Duane Rohrbaugh also reminded owners to get the most up to date information by providing management with their email addresses. "Opt In" email forms were available at the meeting and can also be found on the Association website.

Approval of Upcoming Projects

A motion was made and seconded approving the downspout repositioning and replacement of unit #125 front and rear gutters for an amount of \$1,685.00 with work to be completed by JC Building Inc.

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

A motion was made and seconded to rescind the motion approving \$1,685.00 for unit #125 front and rear gutter repositioning and replacement.

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

A motion was made and seconded for JC Building Systems Inc. to install new gutter near front door of unit #125 for an amount of \$275.

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

A motion was made and seconded for JC Building Systems Inc. to reposition rear gutter at unit #125 for an amount of \$275.

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

Continuing Business

Balcony Inspections Update

Santiago Servin from Empire addressed the owners concerning the balcony and beam work that is required to be completed by December, 2024. Mr. Servin will prepare a schedule which will be distributed to owners. Upon request, the results of an owner's balcony inspection may be shared. Motion presented as follows:

The Board previously approved a total of \$198,000 to have WICR and another unnamed vendor make necessary repairs to bring all Villager balconies in compliance with SB326. The Board is rescinding the motion and making a new motion approving the Empire Works proposal dated 2/3/23 in the amount of \$184,346.00 to make all required repairs per the report provided by The Deck Inspector and additionally approve any contingency expenses not to exceed the amount between the Empire Works proposal and the original approval of \$198,000.00.

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

Master Concerns from Village

- Dumpsters are always full due to boxes not being broken down.
- Suggest changing out large green waste containers to a smaller container making space for large blue (recycle) container.

New Business

Investment Policy

A motion was made and approved to table approval of the investment policy until the next meeting.

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

Board Organization

A motion was made and seconded to select officers of the Board as follows

President Bill Clifford

Vice President Tony Thomas

Secretary Susan Guerrini

Treasurer Kathryn Dodds

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

Proposed Meeting Dates

June 5, 2023

September 11, 2023

November 6, 2023 Budget meeting

February 12, 2023 Annual meeting

Open Forum

- Bike stolen out of open garage in daylight hours;
- Objection to using call box; and
- Security arm needs to be timed so that a second car cannot pass through when it opens

Adjournment

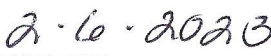
A motion was made to adjourn the meeting at 11:10am PDT.

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

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 6, 2023



Susan Guerrini, Secretary



Date

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

ASSETS

Current Assets		
Operating Checking B of A	\$4,907.70	
Operating Savings B of A	\$12,329.81	
Reserve Savings B of A	\$357,437.09	
Account Receivable (HOA Fees)	\$975.94	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$984.50	
Due (to) from Reserves	\$12,935.03	
Total Current Assets	<u>389,070.07</u>	<u>389,070.07</u>
Total Assets		<u><u>389,070.07</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Pre-Paid Fees	\$5,603.34	
Due to (from) Reserves	\$12,935.03	
Total Current Liabilities	<u>18,538.37</u>	<u>18,538.37</u>
Total Liabilities		<u>18,538.37</u>
Equity		
Reserves	\$370,640.75	
Net Income	(\$109.05)	
Total Equity	<u>370,531.70</u>	<u>370,531.70</u>
Total Liabilities & Equity		<u><u>389,070.07</u></u>

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

	Current Actual	Current Budget	Year to Actual	Year to Budget	Year to Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$1,941.76	\$1,939.00	\$23,301.12	\$23,301.00	\$0.12	\$23,301.00
Late Charge Income	33.54	100.00	514.03	1,200.00	(685.97)	1,200.00
Interest Income	3.00	10.00	35.29	120.00	(84.71)	120.00
Total Operating Revenue	1,978.30	2,049.00	23,850.44	24,621.00	(770.56)	24,621.00
OPERATING EXPENSES						
Bank Service Charges	0.00	20.00	54.63	240.00	185.37	240.00
Insurance	48.75	0.00	585.00	0.00	(585.00)	0.00
Insurance:Workers Comp	0.00	0.00	377.00	400.00	23.00	400.00
Insurance:Property Insurance	112.75	0.00	1,353.00	1,103.00	(250.00)	1,103.00
Postage And Delivery	263.48	0.00	478.83	120.00	(358.83)	120.00
Professional Fees:Legal Fees	0.00	675.00	2,300.81	4,230.00	1,929.19	4,230.00
Repairs	0.00	0.00	14.22	0.00	(14.22)	0.00
Pest Control	358.00	419.00	5,296.00	5,028.00	(268.00)	5,028.00
Professional Fees:Accounting	0.00	0.00	2,700.00	2,700.00	0.00	2,700.00
VI MANAGEMENT	900.00	900.00	10,800.00	10,800.00	0.00	10,800.00
Total Operating Expenses	1,682.98	2,014.00	23,959.49	24,621.00	661.51	24,621.00
OPERATING SURPLUS (DEFICIT)	295.32	35.00	(109.05)	0.00	(109.05)	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	2,039.00	0.00	79,142.00	114,852.00	(35,710.00)	114,852.00
Total Reserve Revenue	11,769.94	9,731.00	195,913.28	231,624.00	(35,710.72)	231,624.00
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	44,576.00	43,770.00	(806.00)	43,770.00
Roofs-Cleaning	0.00	0.00	0.00	9,500.00	9,500.00	9,500.00
Decks, Beams, Columns	755.00	0.00	21,142.00	28,119.00	6,977.00	28,119.00
Shut-Off Valves	1,284.00	0.00	9,469.00	2,163.00	(7,306.00)	2,163.00
Tile/Stucco Repairs	0.00	0.00	1,780.00	5,000.00	3,220.00	5,000.00
Painting Exterior	0.00	0.00	875.00	0.00	(875.00)	0.00
Wood Beam Repair	0.00	0.00	0.00	15,000.00	15,000.00	15,000.00
Landscaping	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00
Village at Oasis Reserve Study	0.00	0.00	1,300.00	1,300.00	0.00	1,300.00
Total Reserve Expenses	11,769.94	9,731.00	195,913.28	231,624.00	35,710.72	231,624.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	295.32	35.00	(109.05)	0.00	(109.05)	0.00



Board of Directors Meeting

February 6, 2023

**Village at Oasis
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred with the Master Association since the November 8th, 2022 meeting. Report prepared on 1/10/2023.

Village Update:

The Deck Inspectors conducted a visual inspection of Exterior Elevated Elements, which includes balconies, entries, and stairs

PWLC performed the annual scalping and reseeding in November and tree trimming in December

Replaced hose bibs and shut-off valves at units 88, 125, 126, 130, 139, and 144

Repaired pop out and replaced damaged tile at unit 110

Replaced rotted gutter and downspouts at unit 119

Repaired balcony handrails at unit 137

Installed Emergency Pedestrian Exit Button

Respectively Submitted,

Duane Rohrbaugh
General Manager