

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

Monday, June 5, 2023

10:00 AM

Location: Oasis Clubhouse, Palm Room

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

Directors Absent: Susan Guerrini

Management in attendance: Lauris Bateman

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 four of the five members in attendance.

**Open Forum – Agenda Items**

The following agenda-related topics were brought forward;

- Delinquency amount

**Secretary's Report**

*A motion was made and seconded that the minutes for the Board Meeting held February 6, 2023 be approved as amended.*

*T. Thomas (motion), T. Wicks, (second), motion passes unanimously.*

The Board reviewed the 2023 Annual Meeting minutes for form only. The minutes for 2023 Annual Meeting are scheduled for approval by ownership at the 2024 Annual Meeting

**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 January, 2023 through April, 2023, independent of a board meeting and in conformance with Civil Code §5500.*

*K. Dodds (motion), T. Wicks (second), motion passes unanimously.*

The unaudited financial statements, for the period ended April 30, 2023, are attached to the meeting minutes.

**Reserve Fund Transfers**

*A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request on April 10, 2023, in the amount of \$16,009.59 for the following item*

<i>Empire Works</i>	<i>Deposit for decking project</i>	<i>\$16,009.59</i>
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*T. Wicks (motion), K. Dodds (second), motion passes unanimously.*

## Management Report

### **Village Update**

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

### **Approval of Upcoming Projects**

<b>Project Description</b>	<b>Vendor</b>	<b>Proposed Amt</b>	<b>Budgeted (Y or N)</b>	<b>Budget Category</b>
Unit 152 roof repairs	BRS Roofing	\$500	Y	6345 Roofs
Unit 83 roof repairs	BRS Roofing	\$105	Y	6345 Roofs
<b>Total</b>		<b>\$605</b>		

*A motion was made and seconded approving the roof repairs for unit 152 and Unit 83 in the amount of \$605, with work to be completed by BRS Roofing.*

*T. Wicks (motion), K. Dodds (second), motion passes unanimously.*

### Continuing Business

#### **Master Concerns from Village**

- Tree damage to concrete
- Asphalt repair to roadways

### New Business

#### **Approval of reserve study**

*A motion was made and seconded accepting the SCT Consultants proposal and recommendation of a Level III (financial update) reserve study at a cost of \$500.*

*K. Dodds (motion), T. Wicks (second), motion passes unanimously.*

#### **Owner reimbursement request**

*A motion was made and seconded approving the reimbursement to Rick Thomson for an emergency pressure valve replacement in the amount of \$404*

*T. Thomson (motion), K. Dodds (second), motion approved unanimously.*

*A motion was made seconded approving the reimbursement to Kathy Dodds for the evaluation of swishing sound originating in the remix valve under master sink at a cost of \$63.75.*

*T. Wicks (motion), T. Thomas (second), K. Dodds (abstain), motion passes.*

**Approval of management contract**

The management contract with VI Resorts was reviewed. The contract states that it is automatically renewed unless either party elects to terminate the agreement effective the last of the month following 30-day written notice which would have been due January 30, 2023. There was no termination notice and no further action is required.

**Approval of Annual Meeting date**

*A motion was made and seconded approving February 12, 2024 at 10:00 AM as the scheduled date for the Village at Oasis Annual Meeting.*

*T. Thomas (motion), T. Wicks (second), motion passes unanimously.*

**Next Meeting Date**

September 11, 2023 at 10:00 AM.

**Open Forum**

- No requirement for composting bins
- Request for land lease to be on Master agenda
- Appreciation for efforts
- Need for sub-association to have reserve study

**Adjournment**

The meeting was adjourned at 10:36 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, June 5, 2023

Susan Guerrini  
Susan Guerrini, Secretary

9-26-2023  
Date

HOA-Village at Oasis  
Balance Sheet  
For the Four Months Ending April 30, 2023

**ASSETS**

Current Assets		
Operating Checking B of A	\$4,907.70	
Operating Savings B of A	\$3,871.93	
Reserve Savings B of A	\$385,347.69	
Account Receivable (HOA Fees)	\$988.24	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$2,322.33	
Due (to) from Reserves	\$8,703.82	
Total Current Assets	<u>8,703.82</u>	<u>405,641.71</u>
Total Assets		<u><u>405,641.71</u></u>

**LIABILITIES AND EQUITY**

Current Liabilities		
Accounts Payable	\$3,158.00	
Pre-Paid Fees	\$7,417.34	
Due to (from) Reserves	\$8,703.82	
Total Current Liabilities	<u>8,703.82</u>	<u>19,279.16</u>
Total Liabilities		<u>19,279.16</u>
Equity		
Reserves	\$389,314.92	
Retained Earnings	(\$109.05)	
Net Income	(\$2,843.32)	
Total Equity	<u>386,362.55</u>	<u>386,362.55</u>
Total Liabilities & Equity		<u><u>405,641.71</u></u>

HOA-Village at Oasis  
Income Statement  
For the Four Months Ending April 30, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>OPERATING REVENUE</b>						
Assessment Income	\$1,969.64	\$1,970.00	\$7,878.56	\$7,880.00	(\$1.44)	\$23,640.00
Late Charge Income	22.36	100.00	157.20	400.00	(242.80)	1,200.00
Interest Income	3.16	10.00	12.29	40.00	(27.71)	120.00
<b>Total Operating Revenue</b>	<b>1,995.16</b>	<b>2,080.00</b>	<b>8,048.05</b>	<b>8,320.00</b>	<b>(271.95)</b>	<b>24,960.00</b>
<b>OPERATING EXPENSES</b>						
Bank Service Charges	0.00	8.00	0.00	44.00	44.00	108.00
Insurance	48.75	49.00	195.00	196.00	1.00	588.00
Insurance:Workers Comp	0.00	0.00	0.00	0.00	0.00	400.00
Insurance:Property Insurance	116.92	113.00	455.17	452.00	(3.17)	1,356.00
Postage And Delivery	127.35	50.00	127.35	200.00	72.65	400.00
Professional Fees:Legal Fees	0.00	290.00	2,258.85	1,160.00	(1,098.85)	3,480.00
Office Expenses	0.00	0.00	23.00	0.00	(23.00)	0.00
Pest Control	716.00	419.00	1,432.00	1,676.00	244.00	5,028.00
Professional Fees:Accounting	2,800.00	0.00	2,800.00	0.00	(2,800.00)	2,800.00
VI MANAGEMENT	900.00	900.00	3,600.00	3,600.00	0.00	10,800.00
<b>Total Operating Expenses</b>	<b>4,709.02</b>	<b>1,829.00</b>	<b>10,891.37</b>	<b>7,328.00</b>	<b>(3,563.37)</b>	<b>24,960.00</b>
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>(2,713.86)</b>	<b>251.00</b>	<b>(2,843.32)</b>	<b>992.00</b>	<b>(3,835.32)</b>	<b>0.00</b>
<b>RESERVE REVENUE</b>						
Reserve Assessment Income	9,730.94	9,731.00	38,923.76	38,924.00	(0.24)	116,772.00
W/D from Reserves	16,009.59	0.00	20,249.59	225,186.00	(204,936.41)	225,186.00
<b>Total Reserve Revenue</b>	<b>25,740.53</b>	<b>9,731.00</b>	<b>59,173.35</b>	<b>264,110.00</b>	<b>(204,936.65)</b>	<b>341,958.00</b>
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	9,730.94	9,731.00	38,923.76	38,924.00	0.24	116,772.00
Roofs	0.00	0.00	0.00	48,046.00	48,046.00	48,046.00
Roofs-Cleaning	0.00	0.00	4,240.00	3,000.00	(1,240.00)	3,000.00
Decks, Beams, Columns	16,009.59	0.00	16,009.59	155,640.00	139,630.41	155,640.00
Shut-Off Valves	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00
Tile/Stucco Repairs	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Wood Beam Repair	0.00	0.00	0.00	15,000.00	15,000.00	15,000.00
<b>Total Reserve Expenses</b>	<b>25,740.53</b>	<b>9,731.00</b>	<b>59,173.35</b>	<b>264,110.00</b>	<b>204,936.65</b>	<b>341,958.00</b>
<b>RESERVE SURPLUS(DEFICIT)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET SURPLUS(DEFICIT)</b>	<b>(2,713.86)</b>	<b>251.00</b>	<b>(2,843.32)</b>	<b>992.00</b>	<b>(3,835.32)</b>	<b>0.00</b>



Board of Directors Meeting

June 5, 2023

**Village at Oasis  
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred since the February 6, 2023 meeting. Report prepared on 5/15/2023.

Village Update:

Annual roof maintenance occurred in January and 72 tiles were replaced

Dewey Pest Control started baiting sewer lines in April

Added six large recycling bins and two green composting containers

Balcony Repairs begin June 5<sup>th</sup>

Hose bibs were replaced at units 113, 153, 154, 155, and 158

Respectively Submitted,

Duane Rohrbaugh  
General Manager