

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

Monday, November 6, 2023

10:00 AM

Location: Oasis Clubhouse, Palm Room

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

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

Guests: Santiago Servin (Empire Works)

Owners in Attendance: Numerous owners as evidenced by roll call

Called to Order:

Bill Clifford, President, called the meeting to order at 10:03 AM. A quorum was established with four of the five members in attendance.

Open Forum - Agenda Items

The following agenda item topics were brought forward;

- Payment to Empire Works
- Delinquency
- Correction and apology for emailed agenda

Secretary's Report

A motion was made and seconded that the minutes for the Board Meeting held September 11, 2023 be approved.

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

Disclosure of Executive Session

Meeting held June 5, 2023

Contract Review

Delinquency

Legal Matters

Disclosure of Executive Session

Meeting held October 23, 2023

Contract Review

Legal Matters

Disclosure of Executive Session

Meeting held November 6, 2023

Contract Review

Delinquency

Legal Matters

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 August, 2023 through September, 2023, independent of a board meeting and in conformance with Civil Code §5500.

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

The unaudited financial statements, for the period ended September 30, 2023, 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 October 4, 2023, in the amount of \$110,922.62 for the following item

<i>Empire Works</i>	<i>Balcony and beam repairs</i>	<i>\$86,874.88</i>
<i>Empire Works</i>	<i>Stucco repair</i>	<i>24,047.74</i>

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

Management Report

Village Update

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

Santiago Servin, with Empire Works, addressed the Board and owners to explain the delays in the balcony projects. A plan was outlined to complete the project.

Approval of Upcoming Projects

A motion was made and seconded to approve a change order submitted by Empire Works for the deck repair of Units 83 and 85 at a cost of \$14,369.

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

A motion was made and seconded to approve BRS Roofing to do the annual roof cleaning.

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

Several owner requests for installation of rain gutter systems were reviewed. The Board determined that these requests should first go through the architectural committee for recommendations and review of location of proposed rain gutters, history of water intrusion, photos, etc.

Continuing Business

Master Concerns from Village

- Pool temperature for the winter

Rules and Regulations

A motion was made to table the adoption of the Rules and Regulations as presented in the September 11, 2023 meeting and to add the following items to the document.

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

Market lights

Installation of market lights require Architectural Committee approval. Lights should be uniform in appearance using Committee approved hooks providing a temporary installation.

Construction limitations

Construction hours, both interior and exterior, are limited to the following:

Monday through Friday - 8:00 am to 5:00 pm

Saturday and Sunday – limited to projects that keep noise levels at a minimum, i.e. painting, carpet installation, etc.

Interior work shall require that all doors and windows be closed to mitigate noise levels.

RFID Tags

Each Village owner, is entitled to two (2) RFID tags for their personal or their family members vehicles. Applicants should be prepared to present vehicle registration. Additional RFID tags are available to family members only for a fee.

These approved additions to the Rules and Regulations will be mailed to all owners within 15 days and allows for a 28-day owner comment period with proposed adoption of the complete document at the open meeting scheduled for February 12, 2024.

A motion was made to adopt the Solar Rules as approved in the meeting held September 11, 2023.

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

Reserve Study

A motion was made to accept the 2024 reserve study provided by SCT.

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

New Business

Approval of 2024 budget

A motion was made and seconded to approve the 2024 budget as presented with no increase leaving the overall assessment amount at \$142.69 per month per unit.

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

Annual Meeting and Election

A timeline for Annual Meeting and Election was presented as follows:

Village at Oasis – Meeting Date: Monday, February 12, 2024 at 10 am

1. **Begin Candidate Solicitation:** Wednesday, November 1, 2023
2. **Candidate Due Date:** Monday, December 4, 2023
3. **Pre-Ballot/Candidate General Notice to Membership:** Friday, December 8, 2023
4. **Election Package, Ballot and Election Rules Mailing Date:** Wednesday, January 10, 2024

Open Forum

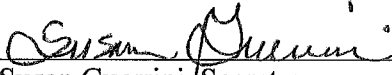
The following topics were brought forward

- Emailing of agenda

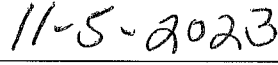
Adjournment

*A motion was made and seconded to adjourn the meeting at 10:56 am
K. Dodds (motion), T. Wicks (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, November 5, 2023



Susan Guerrini, Secretary



Date

HOA-Village at Oasis
Balance Sheet
For the Nine Months Ending September 30, 2023

ASSETS

Current Assets		
Operating Checking B of A	\$5,428.45	
Operating Savings B of A	\$10,452.17	
Reserve Savings B of A	\$378,074.92	
Account Receivable (HOA Fees)	\$203.08	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,876.18	
Due (to) from Reserves	\$27,768.78	
Total Current Assets	<u>423,303.58</u>	<u>423,303.58</u>
Total Assets		<u><u>423,303.58</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Accounts Payable	\$114,469.92	
Pre-Paid Fees	\$4,594.07	
Due to (from) Reserves	\$27,768.78	
Total Current Liabilities	<u>146,832.77</u>	<u>146,832.77</u>
Total Liabilities		<u>146,832.77</u>
Equity		
Reserves	\$282,056.95	
Retained Earnings	(\$109.05)	
Net Income	(\$5,477.09)	
Total Equity	<u>276,470.81</u>	<u>276,470.81</u>
Total Liabilities & Equity		<u><u>423,303.58</u></u>

HOA-Village at Oasis
Income Statement
For the Nine Months Ending September 30, 2023

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$1,969.64	\$1,970.00	\$17,726.76	\$17,730.00	(\$3.24)	\$23,640.00
Late Charge Income	11.18	100.00	213.10	900.00	(686.90)	1,200.00
Interest Income	3.11	10.00	28.65	90.00	(61.35)	120.00
Total Operating Revenue	1,983.93	2,080.00	17,968.51	18,720.00	(751.49)	24,960.00
OPERATING EXPENSES						
Bank Service Charges	14.00	8.00	80.00	84.00	4.00	108.00
Insurance	48.75	49.00	438.75	441.00	2.25	588.00
Insurance:Workers Comp	438.70	0.00	629.80	0.00	(629.80)	400.00
Insurance:D&O	116.92	113.00	1,039.77	1,017.00	(22.77)	1,356.00
Postage And Delivery	109.08	0.00	236.43	200.00	(36.43)	400.00
Professional Fees:Legal Fees	0.00	290.00	2,583.85	2,610.00	26.15	3,480.00
Office Expenses	0.00	0.00	23.00	0.00	(23.00)	0.00
Pest Control	2,300.00	419.00	7,514.00	3,771.00	(3,743.00)	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	8,100.00	8,100.00	0.00	10,800.00
Total Operating Expenses	3,927.45	1,779.00	23,445.60	19,023.00	(4,422.60)	24,960.00
OPERATING SURPLUS (DEFICIT)	(1,943.52)	301.00	(5,477.09)	(303.00)	(5,174.09)	0.00
RESERVE REVENUE						
Reserve Assessment Income	9,730.94	9,731.00	87,578.46	87,579.00	(0.54)	116,772.00
W/D from Reserves	111,794.92	0.00	176,162.26	225,186.00	(49,023.74)	225,186.00
Total Reserve Revenue	121,525.86	9,731.00	263,740.72	312,765.00	(49,024.28)	341,958.00
RESERVE EXPENSES						
Contribution to Reserves	9,730.94	9,731.00	87,578.46	87,579.00	0.54	116,772.00
Roofs	424.75	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	110,922.62	0.00	126,932.21	155,640.00	28,707.79	155,640.00
Shut-Off Valves	0.00	0.00	467.75	2,500.00	2,032.25	2,500.00
Tile/Stucco Repairs	447.55	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
Total Reserve Expenses	121,525.86	9,731.00	263,740.72	312,765.00	49,024.28	341,958.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	(1,943.52)	301.00	(5,477.09)	(303.00)	(5,174.09)	0.00



Board of Directors Meeting

November 6, 2023

**Village at Oasis
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred since the September 11, 2023 meeting. Report prepared on 10/24/2023.

Village Update:

SB-326 Balcony repairs that began June 5th continues. It was originally scheduled for completion on July 28th.

PWLC scheduling tree trimming on [dates]

BRS Roofing Company made repairs from tropical storm at units 81, 90, 97, and 150

JC Building Systems repaired a slab leak in the courtyard at units 128-130

Dewey Pest Control treated unit 97 for termites

Respectively Submitted,

Duane Rohrbaugh
General Manager