

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

Monday, February 10, 2025
10:00am PST.

Location: Oasis Clubhouse, Palm Room

Directors in attendance: Bill Clifford, Tony Thomas, Kathryn Dodds,
Susan Guerrini (virtual), Terry Durst

Management in attendance: Lauris Bateman, Duane Rohrbaugh, Maria Banning

Owners in Attendance: Numerous owners as evidenced by roll call

Called to Order:

Bill Clifford, President, called the meeting to order at 10:00am PST. A quorum was established with all of the Board members in attendance.

The meeting was recessed into the Annual Meeting at 10:00am and reconvened at 10:10am.

Open Forum - Agenda Items

There were no agenda item topics brought forward;

Secretary's Report

A motion was made and seconded that the minutes for the Board Meeting held November 4, 2024 be approved.

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

A motion was made and seconded that the minutes for the Board Meeting held December 9-10, 2024 be approved.

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

Disclosure of Executive Session

Meeting held February 10, 2025

(This meeting was held in conjunction with Oasis Villa Resort HOA board members)

Contract Review

Legal Matters

Treasurers Report

Financial statement review

The unaudited preliminary financial statements, for the period ended December 31, 2024, are attached to the meeting minutes as **Exhibit #1**

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, 2024 through December, 2024, independent of a board meeting and in conformance with Civil Code §5500.

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

Reserve transfers

A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request January 21, 2025 in the amount of \$750 for the following items

*JPH Raingutters installed downspout at unit 144 & 151 \$750.00
T. Thomas (motion), K. Dodds (second), motion passed unanimously.*

Management Report

Village Update

Management report is included as an attachment to the minutes as **Exhibit #2**.

Approval of Upcoming Projects

There were no projects submitted for approval.

Continuing Business

Approval of the Maintenance Matrix

As a result of both board member and owner comments submitted, adoption of the matrix was postponed until changes had been made. The document was sent to the Association legal counsel for suggested changes. A red-lined version was presented to the Board at this meeting.

A motion was made and seconded approving the revision of the Maintenance Matix as an addition to the Rules and Regulations.

T. Thomas (motion), K. Dodds (second), T Durst abstained, motion passed.

A copy of the matrix is attached to the minutes as **Exhibit #3**

The proposed rule requires General Notice within 15 days of approval and allows for a 28-day owner comment period with proposed adoption of this rule addition at a Special Board meeting scheduled for March 17, 2025.

New Business

Approval of Owner Installed Lighting Rule

In an effort to ensure that both Oasis Villa Resort HOA and Village at Oasis HOA have identical Rules and Regulations, a motion was made and seconded to approve a revision to the Owner Installed Lighting Rule.

K. Dodds (motion), T. Thomas (second), T. Durst abstained, motion passed.

A copy of the rule is attached to the minutes as **Exhibit #4**.

The proposed rule requires General Notice within 15 days of approval and allows for a 28-day owner comment period with proposed adoption of this rule addition at the Village at Oasis Board Meeting tentatively scheduled for June 17, 2025.

Open Forum

The following topics were brought forward:

- Land lease status – Executive meeting scheduled
- Southern CA Edison planned power outage for February 10th & 11th.
- Architectural Committee meet as needed

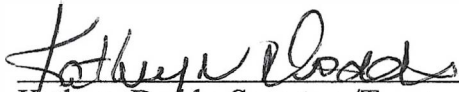
- Appreciation for improved Christmas decorations

Appreciation expressed to Tony Thomas for his years of service on Village of Oasis Board of Directors.

Adjournment

The meeting was adjourned at 10:38am PST.

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 10, 2025.


Kathryn Dadds, Secretary/Treasurer


Date

Attachments

Exhibit 1	December Unaudited Financial Statements
Exhibit 2	Management Report
Exhibit 3	Maintenance Matrix as addition to Rules
Exhibit 4	Owner Installed Lighting Rule

HOA-Village at Oasis
Balance Sheet
For the Twelve Months Ending December 31, 2024

ASSETS

Current Assets		
Operating Checking B of A	\$4,850.70	
Operating Savings B of A	\$4,676.31	
Reserve Savings B of A	\$296,106.74	
Account Receivable (HOA Fees)	\$1,948.25	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$1,515.97	
Due (to) from Reserves	<u>\$8,425.57</u>	
Total Current Assets		<u>317,023.54</u>
Total Assets		<u><u>317,023.54</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Accounts Payable	\$255.00	
Pre-Paid Fees	\$1,387.56	
Due to (from) Reserves	<u>\$8,425.57</u>	
Total Current Liabilities		<u>10,068.13</u>
Total Liabilities		<u>10,068.13</u>
Equity		
Reserves	\$309,880.59	
Retained Earnings	(\$4,911.39)	
Net Income	<u>\$1,986.21</u>	
Total Equity		<u>306,955.41</u>
Total Liabilities & Equity		<u><u>317,023.54</u></u>

HOA-Village at Oasis
Income Statement
For the Twelve Months Ending December 31, 2024

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$1,969.64	\$1,970.00	\$23,635.68	\$23,640.00	(\$4.32)	\$23,640.00
Late Charge Income	23.55	50.00	333.13	600.00	(266.87)	600.00
Interest Income	2.27	10.00	27.74	120.00	(92.26)	120.00
Total Operating Revenue	1,995.46	2,030.00	23,996.55	24,360.00	(363.45)	24,360.00
OPERATING EXPENSES						
Bank Service Charges	0.00	10.00	14.00	124.00	110.00	124.00
Insurance	48.75	49.00	585.00	588.00	3.00	588.00
Insurance:Workers Comp	66.17	0.00	576.63	400.00	(176.63)	400.00
Insurance:D&O	223.75	130.00	2,364.47	1,492.00	(872.47)	1,492.00
Annual Meeting	0.00	0.00	1,153.76	1,200.00	46.24	1,200.00
Postage And Delivery	324.57	0.00	584.48	400.00	(184.48)	400.00
Professional Fees:Legal Fees	1,490.00	424.00	2,674.00	5,000.00	2,326.00	5,000.00
Pest Control	0.00	0.00	358.00	0.00	(358.00)	0.00
Professional Fees:Accounting	0.00	0.00	2,900.00	2,800.00	(100.00)	2,800.00
VI MANAGEMENT	900.00	900.00	10,800.00	10,800.00	0.00	10,800.00
Total Operating Expenses	3,053.24	1,513.00	22,010.34	22,804.00	793.66	22,804.00
OPERATING SURPLUS (DEFICIT)	(1,057.78)	517.00	1,986.21	1,556.00	430.21	1,556.00
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	750.00	0.00	73,559.56	69,578.00	3,981.56	69,578.00
Total Reserve Revenue	10,480.94	9,731.00	190,330.84	186,350.00	3,980.84	186,350.00
RESERVE EXPENSES						
Contribution to Reserves	9,730.94	9,731.00	116,771.28	116,772.00	0.72	116,772.00
Roofs	750.00	0.00	46,597.00	51,028.00	4,431.00	51,028.00
Decks, Beams, Columns	0.00	0.00	24,152.56	15,000.00	(9,152.56)	15,000.00
Shut-Off Valves	0.00	0.00	1,310.00	2,550.00	1,240.00	2,550.00
Tile/Stucco Repairs	0.00	0.00	1,500.00	1,000.00	(500.00)	1,000.00
Total Reserve Expenses	10,480.94	9,731.00	190,330.84	186,350.00	(3,980.84)	186,350.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	(1,057.78)	517.00	1,986.21	1,556.00	430.21	1,556.00



Board of Directors Meeting

February 10, 2025

**Village at Oasis
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred since the November 4, 2024 meeting. Report prepared on 1/28/2025.

Village Update:

Resident Entry Lane:

We are looking at an option which will allow a vehicle in the resident lane to call the front desk to open the arm so vehicles can turn around to get into the proper lane with the callbox.

New Pest Control Agreement:

A new pest control company will be taking over from Dewey on, or about March 1, 2025. Included in the agreement is monthly treatment to first floor patio areas. Understanding some homeowners and pets may be sensitive to pesticides, you will be given an Opt-In should you want this monthly service.

Asphalt Replacement:

Phase one of the asphalt replacement is scheduled to begin the first week in October, 2025. There will be a two-day period when vehicles cannot drive or park on the yellow area in the below diagram. Additional information will be sent as we get closer to the start date.

Respectively Submitted,

Duane Rohrbaugh
General Manager

MAINTENANCE, REPAIR & REPLACEMENT MATRIX

**OASIS VILLA RESORT HOMEOWNERS ASSOCIATION
&
VILLAGE AT OASIS HOMEOWNERS ASSOCIATION, INC.**

Notice
(Gov. Code §12956.1)

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in subdivision (p) of section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to section 12956.2 of the government code by submitting a “restrictive covenant modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The “restrictive covenant modification” form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

HOMEOWNERS ASSOCIATION/OWNER MAINTENANCE, REPAIR & REPLACEMENT MATRIX

The following is a listing of the items within the ~~Development Project~~, the maintenance, repair, and replacement duty for which Owners ~~and Association~~, Oasis Villa Resort Homeowners Association (“Association”), and Village at Oasis Homeowners Association, Inc. (“Subassociation”) are responsible in accordance with the Covenants, Conditions, and Restrictions (“CC&Rs”), pursuant to the Association’s CC&Rs at Article VII, Sections 4 and 5, as well as the Subassociation’s CC&Rs at Article V, Sections 4 and 5. This does not eliminate an Owner’s responsibility to request and receive architectural approval pursuant to the Governing Documents or supersede the Owner’s obligations herein or any other similar provision in the Governing Documents. Licensed and insured vendors shall be used to maintain, repair, and/or replace components. To the extent this Matrix is inconsistent with any provisions in the CC&Rs, the CC&Rs shall prevail and control. Further, the maintenance, repair, replacement and restoration obligations noted herein can change due to the negligence of the Association or Subassociation, Association’s or Subassociation’s representatives, Owner, and/or Owner’s representatives. ~~Association or Association’s representatives, Owner, and Owner’s representatives.~~

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Air Conditioning System & Components (e.g. condenser/compressor, pipes, conduit, wiring and ducts,)—Common Area		X	
Air Conditioning System & Components (e.g. condenser/compressor, pipes, conduit, wiring and ducts,)—exclusively servicing a Unit	X		
Appliances & Components (e.g. washer, dryer, dryer vents, refrigerator, stove, microwave, exhaust fan) – Built-in or Free Standing – exclusively serving a Unit	X		
Attic Space – exclusively serving a unit	X		
Balcony – second floor			X
Building Exterior Surfaces – Common Area		X	
Building Interiors for Units	X		
Cabinets - in Units	X		
Caulking – Exterior (excluding windows and doors)			X
Caulking – Exterior (windows and doors)	X		
Caulking – Interior	X		
Ceilings	X		
Clubhouse (privately owned by Vacation Internationale)	X		

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Common Area Improvements and Facilities		X	
Doorbell - button switch, exterior components, interior components, wiring and related equipment	X		
Doors – Front Entry (e.g. door, flashing, frame, hardware, knob, lock, weather stripping / water proofing)	X		
Doors – Front Entry – Painting - Exterior Surface			X
Doors – Front Entry - Painting - Interior Surface	X		
Doors – Garage (including opener, tracks and hardware, etc.)	X		
Doors – Interior	X		
Doors – Screen/Storm/Security	X		
Doors – Sliding Glass / French Doors (e.g. door, flashing, frame, glass, hardware, knob, lock, tracks, weather stripping / water proofing)	X		
Drainage Systems (e.g., ditches, catch basins) – Common Area and from the point each component connects to a line servicing multiple Units		X	
Drains – Interior – Bathtubs, Showers, Sinks (including gooseneck) – exclusively serving a Unit	X		
Driveway - Concrete & Asphalt Surfaces		X	
Driveway - Cleanliness	X		
Dryer Vents (In-Unit Dryers)	X		
Drywall – Common Area		X	
Drywall – Unit Interior – Repair and Replacement (e.g., cracks, localized water damage, dents, holes, etc.)	X		
Electrical Panel/Circuit Breakers/Interior	X		
Electrical Switches, Sockets, Wall Plates – Interior	X		
Exhaust Fans	X		
Exterior Lighting Fixtures Attached to Unit	X		
Exterior Lighting Fixtures – Common Area		X	
Fences - Common Area		X	
Fences – exclusively serving a Unit	X		

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Fireplaces – Chimney, Chimney Flue, Cleaning, Fire Brick/Box, Mantle - Exterior & Spark Arrestor	X		
Floor Coverings – Common Area		X	
Floor Coverings – Unit (e.g. carpet, tile, vinyl, wood, etc.)	X		
Front Entry Landing & Walkway – ground floor		X	
Front Entry Landing & Walkway – ground floor cleanliness	X		
Front Entry Walkway – second floor			X
Front Entry Walkway – second floor cleanliness	X		
Garbage Disposal	X		
Gas Lines—Common Area or servicing multiple Units		X	
Gas Lines—exclusively serving a Unit	X		
Gates – Common Area		X	
Gates – exclusively serving a Unit	X		
Glass - Recreation Area/Facilities		X	
Glass - Unit Windows/Doors	X		
Gutters & Downspouts (<u>unless assumed by Subassociation in writing</u>)	<u>X</u>		X
Heating equipment and systems servicing the Unit, including but not limited to condenser/compressor, pipes, conduit, wiring and ducts, servicing an individual Unit	X		
Hose Bibs (Outside the Unit)	X		
Hot Tub & Components – Common Area		X	
Hot Tub & Components – exclusively serving a Unit	X		
Improvement (Owner Installed)	X		
Insulation - Unit	X		
Interior Faucets – Unit	X		
Interior Fixtures – Unit	X		
Interior Fixtures - Common Area/Facilities		X	
Interior Lighting Fixtures—Unit	X		

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Interior Surfaces of Unit, including interior non-bearing walls and surfaces of interior bearing walls	X		
Landscaping – Common Area, Greenbelt, Restricted Common Area		X	
Landscaping – potted plants	X		
Lighting Fixtures - Common Area		X	
Lighting Fixtures – Patio/Balcony	X		
Lighting Fixtures – Front Entry	X		
Lighting Fixtures – Interior – Unit	X		
Lighting Fixtures – Exterior – Attached to Unit	X		
Lighting Fixtures – Exterior – Common Area		X	
Painting - Interior	X		
Painting – Exterior – Common Area		X	
Painting – Exterior – Residence Buildings and Garden Walls			X
Patio – ground floor - cleanliness	X		
Patio – ground floor		X	
Pests – Interior of Unit (treatment and repair, including but not limited to damage from ants, cockroaches, fleas, flies, rodents, spiders)	X		
Pests – Building Exterior, Common Area, Common Facilities, Building Structure (treatment and repair including but not limited to ants, cockroaches, fleas, flies, rodents, spiders)		X	
Plumbing Fixtures/Trim – Interior (Toilets/Tubs/Sinks/Faucets, Etc.)	X		
Plumbing Lines – Common Area or servicing multiple Units		X	
Plumbing Lines – exclusively servicing a Unit (regardless of location)	X		
Pressure Regulators – serving individual Unit	X		
Recreation Area		X	

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Roof & Components – Common Area (e.g. decking/sheathing, flashing, shingles/tiles, underlayment, vents, etc.)		X	
Roof & Components – Residence Building (e.g. decking/sheathing, flashing, shingles/tiles, underlayment, vents, etc.)			X
Sewer Backups—Inside Unit (regardless of origin)	X		
Sewer & Drainage Lines—Common Area or servicing multiple Units		X	
Sewer & Drainage Lines—exclusively serving a Unit (regardless of location)	X		
Sidewalks/Walkways - Common Areas		X	
Slab / Foundation – Common Area		X	
Slab / Foundation – Condominium Building	X		
Slab / Foundation – Garage	X		
Stairs & Stairways			X
Satellite Dish & Components – exclusively serving a Unit	X		
Streets (unless City owned)		X	
Stucco / Wood Trim / Beams – Carports, Condominium Building (e.g, paint, repair, replace)			X
Stucco / Wood Trim – Common Area (e.g, paint, repair, replace)		X	
Swimming Pool & Components – Common Area		X	
Swimming Pool & Components – exclusively serving a Unit	X		
Tennis / Sports Courts		X	
Tennis / Sports Court Area		X	
Termites / Wood Destroying Organisms – Interior of Unit (treatment)		X	
Termites / Wood Destroying Organisms – Interior of Unit (repair)	X		
Termites / Wood Destroying Organisms – Building Exterior, Common Area, Common Facilities, Building Structure (treatment and repair)		X	

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Toilet—Wax Ring, Bathtub and All Sinks, and Overflow Valve	X		
Unit 127A – Interior and Exterior (costs borne by Oasis Hotel)			
Utilities Meter—Common Area or serving multiple units		X	
Utilities Meter—exclusively serving a Unit (regardless of location)—owner to contact utility company for repairs	X		
Walls – Garden Wall			X
Walls – Residential Building – Interior (e.g. bearing walls, studs, frames, tiedowns, other structural items, etc.)			X
Walls – Unit Interior (non-bearing and party wall, etc.)	X		
Walls - Perimeter		X	
Wallpaper/Paneling/Painting – Unit Interior	X		
Water Heater—Common Area or serving multiple units		X	
Water Heater—exclusively serving a Unit (regardless of location)	X		
Window – Common Area (e.g. flashing, frames, glass, hardware, locks, tracks, waterproofing)		X	
Window – exclusively serving a Unit (e.g. flashing, frames, glass, hardware, locks, tracks, waterproofing)	X		
Wiring—Cable TV—Common Area or serving multiple units		X	
Wiring—Cable TV—exclusively serving a Unit	X		
Wiring—Electrical—Common Area or serving multiple units		X	
Wiring—Electrical—exclusively serving a Unit (regardless of location)	X		
Wiring—Telephone	X		

UTILITIES

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
<u>Air Conditioning System & Components (e.g. condenser/compressor, pipes, conduit, wiring and ducts) – Common Area</u>		X	

<u>COMPONENT(S)</u>	<u>OWNER</u>	<u>ASSOC.</u>	<u>SUBASSOC.</u>
<u>Air Conditioning System & Components (e.g. condenser/compressor, pipes, conduit, wiring and ducts,) – exclusively servicing a Unit</u>	<u>X</u>		
<u>Drains – Interior – Bathtubs, Showers, Sinks (including gooseneck) – located within the Condominium Building and exclusively serving a Unit</u>	<u>X</u>		
<u>Electrical Panel/Circuit Breakers/Interior</u>	<u>X</u>		
<u>Electrical Switches, Sockets, Wall Plates - Interior</u>	<u>X</u>		
<u>Gas Lines – Common Area or servicing multiple Units</u>		<u>X</u>	
<u>Gas Lines – exclusively serving a Unit</u>	<u>X</u>		
<u>Heating Systems & Components – (e.g. condenser/compressor, pipes, conduit, wiring and ducts) – Common Area</u>		<u>X</u>	
<u>Heating Systems & Components – (e.g. condenser/compressor, pipes, conduit, wiring and ducts) – exclusively servicing a Unit</u>	<u>X</u>		
<u>Plumbing Fixtures/Trim - Interior (Toilets/Tubs/Sinks/Faucets, Etc.)</u>	<u>X</u>		
<u>Plumbing Lines – Common Area or servicing multiple Units</u>		<u>X</u>	
<u>Plumbing Lines – located within the vertical perimeter walls of the Condominium Building and exclusively servicing a Unit</u>	<u>X</u>		
<u>Pressure Regulators – serving individual Unit</u>	<u>X</u>		
<u>Sewer Backups – Inside Unit</u>	<u>X</u>		
<u>Sewer & Drainage Lines - Common Area or servicing multiple Units</u>		<u>X</u>	
<u>Sewer & Drainage Lines – located within the Condominium Building and exclusively serving a Unit</u>	<u>X</u>		
<u>Toilet - Wax Ring, Bathtub and All Sinks, and Overflow Valve</u>	<u>X</u>		
<u>Utilities Meter – Common Area or serving multiple units</u>		<u>X</u>	
<u>Utilities Meter – exclusively serving a Unit – owner to contact utility company for repairs</u>	<u>X</u>		
<u>Water Heater - Common Area or serving multiple units</u>		<u>X</u>	

<u>COMPONENT(S)</u>	<u>OWNER</u>	<u>ASSOC.</u>	<u>SUBASSOC.</u>
<u>Water Heater – located within the Condominium Building and exclusively serving a Unit</u>	<u>X</u>		
<u>Wiring - Cable TV – Common Area or serving multiple units</u>		<u>X</u>	
<u>Wiring – Cable TV – exclusively serving a Unit – owner to contact cable company for repairs</u>	<u>X</u>		
<u>Wiring - Electrical – Common Area or serving multiple units</u>		<u>X</u>	
<u>Wiring - Electrical – located within the Condominium Building and exclusively serving a Unit</u>	<u>X</u>		
<u>Wiring - Telephone</u>	<u>X</u>		

Owner Installed Lighting Rule

Existing Rule

Market Lights

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

Approved Revision

Owner Installed Lighting

Installation of market lights will not require Architectural committee approval if the following criteria and installation requirements are met.

- Lights should be uniform in appearance using Committee approved hooks providing a temporary installation.
- Light color is warm white
- No strobe, flashing or chasing lights.
- Size of lights should not exceed 5-inches in length or diameter
- Lights are not to exceed 40 watts
- Lights should be strung in such a manner that they are uniformly hooked tightly to structure, using approved hooks, and not draped or loose hanging.
- Hooks used that are specified for stucco and wood application.
- Letter of approval from neighboring units who might be affected by lighting. If agreement with neighbor cannot be reached, owner may submit request for IDR.
- Landscape accent lighting in private patios must acquire neighbor approval, if affecting neighboring units. If agreement with neighbor cannot be reached, owner may submit request for IDR.
- Holiday lighting is permitted beginning one week prior to Thanksgiving through January 15th.
- No other holiday lights are permitted.
- Lighting must be turned off no later than 12:00 am.
- Owner installed landscape lights is not permitted in common areas without prior approval.
- Owner responsibility for repairing structure upon removing or replacing lights.
- Any installation of lights that are not in conformity with above listed criteria, unless specifically approved, will receive a warning letter of non-compliance and may be subject to a fine or removal of lights by the HOA