OASIS VILLA RESORT HOMEOWNERS' ASSOCIATION
BOARD MEETING NOTES
VI Clubhouse, Palm Room
Monday, March 17, 2025
10:00 am

Directors in attendance:	Lauris Bateman, Shannon Krutz, Bill Clifford, Kathy Dodds and Michal Smyth
Management in attendance:	Duane Rohrbaugh, Maria Banning, Debi Baraquio
Guests in attendance:	Numerous home owners as evidenced by roll call

Called to Order
Lauris Bateman called the meeting to order at 10:00 AM. A quorum was established with all five board members in attendance.

The meeting was recessed into the Annual Meeting at 10:00am and reconvened at 10:20 AM.

Open Forum- Agenda Items
No comments concerning agenda items were brought forward:

<u>Secretary's Report</u>
Approval of Minutes

A motion was made and seconded approving the minutes for the Board Meeting held January 13, 2025.
B. Clifford (motion), K. Dodds (second), motion passed unanimously.

A motion was made and seconded approving the minutes for the Special Board Meeting held February 10, 2025.
B. Clifford (motion), S. Krutz (second), motion passed unanimously.

<u>Disclosure of Executive Session</u>
Meeting held on February 10, 2025 (combined with Village at Oasis Board).

- Contracts
- Legal

Meeting held on March 17, 2025 (combined with Village at Oasis Board members for a portion of the meeting for discussion of the Maintenance Matrix).

- Contracts
- Legal

<u>Treasurers Report</u>
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, 2024

through January, 2025, independent of a board meeting and in conformance with Civil Code §5500.
K. Dodds (motion), S. Krutz (second), motion passed unanimously.

Review of December, 2024 and January, 2025 financial statements
Unaudited financials for year ended December 31, 2024 and financials for period ending January 31, 2025, as presented to the board, are attached as **Exhibit #1** and **Exhibit #2** in the minutes.

Reserve Transfers
Ratification of approval for reserve fund transfers.
The details of these transfers are included as **Exhibit #3** in the minutes of this meeting.
A motion was made and *seconded ratifying the approvals, made by L. Bateman and K. Dodds, for a reserve fund transfer requested on 1/22/25 in the amount of $1,033.72*
S. Krutz (motion), M. Smyth (second), motion passed unanimously.

Management Report
The management report with project summary is attached to the minutes as **Exhibit #4**.

Upcoming Projects
A motion was made and seconded tabling the addition of a resident lane call box until all expenses for the project have been received
S. Krutz (motion), B. Clifford (second), motion passed unanimously.

A motion was made and seconded approving the proposal from JC Building for concrete repair at Unit 105 in the amount of $785 for purposes of eliminating a trip hazard.
K. Dodds (motion), B. Clifford (second), motion passed unanimously.

A motion was made and seconded approving the proposal from JC Building for concrete repair at Unit 144 in the amount of $2,356.00 for purposes of eliminating a trip hazard caused by tree roots.
S. Krutz (motion), M. Smyth (second), motion passed unanimously.

A motion was made and seconded approving the proposal from Associa on Call for concrete repair at the driveway in Unit 153 in the amount of $3,625.00 for purposes of eliminating a trip hazard.
S. Krutz (motion), K. Dodds (second), motion passed unanimously.

A motion was made and seconded approving a proposal from JC Building for water line repair at Unit 170 in the amount of $2,947.00.
S. Krutz (motion), K. Dodds (second), motion passed unanimously.

A motion was made and seconded approving a proposal from JC Building for water line repair at Unit 155 in the amount of $550.00.
S. Krutz (motion), K. Dodds (second), K. Dodds abstained, motion passed.

A motion was made and seconded approving a proposal from IPS for curb and speed bump painting for the amount of $1,965.00, and directed management to contract with IPS as needed throughout the year.
K. Dodds (motion), B. Clifford (second), motion passed unanimously.

A motion was made and seconded approving a proposal from Tropitone for pool furniture in the amount of $13,275.00
K. Dodds (motion), B. Clifford (second), motion passed unanimously.

A motion was made and seconded approving a proposal from JC Building for exclusive use pool gate replacement for Units 117 and 118 in the amount of $1,245.00, owners to reimburse overage between gate and fence and put in an architecture request to cover maintenance
B. Clifford (motion), K, Dodds (second), motion passed unanimously.

A motion was made and seconded approving trip hazard repair in the garage for unit 155 not to exceed $700
B. Clifford (motion), S. Krutz (second), K. Dodds abstained, motion passed.

Architectural Committee Report

A motion was made and seconded accepting the Architectural Committee report.
K. Dodds (motion), M. Smyth (second), motion passed unanimously.

A motion was ratifying the Architectural Committee approval $5,000 to be spent to remove palm tree and roadway repairs for adequate access to Unit 98 garage
K. Dodds (motion), S. Krutz (second), B. Clifford abstained, motion passed.

A motion was made approving the Tree Removal and Replacement as an addition to the Architectural Guidelines, with the stipulation to verify the tree names and add, other options available. This will be sent out to owners for a comment period and ratified at a future meeting. ***(Exhibit #5)***
K. Dodds (motion), B. Clifford (second), motion passed unanimously.

Continuing Business

Adoption of Maintenance Matrix

A motion was made and seconded approving the adoption of the Maintenance Matrix as an addition to the Rules and Regulations
S. Krutz (motion), B. Clifford (second), motion passed unanimously.

The matrix is attached to the minutes as **Exhibit #6**

The adopted Rule addition requires General Notice be given to owners within 15 days of adoption and will be available on the website.

New Business

Approval of Patton Gate Preventative Maintenance Proposal

A motion was made and seconded approving a proposal from Patton Gate for preventative gate maintenance for an amount of $300 every 3-month period.
K. Dodds (motion), B. Clifford (second), motion passed unanimously.

Open Forum

- Reserves fund investment
- Front gate radio mobile option
- Opening roof for dryer vent repair – Village issue
- Accepted practices in bylaws
- Kathy Dodds excellent job as Treasurer
- Pool 7 furniture
- Master extension of the land lease
- Recommend certified letter for violation of Rules and Regulations
- Registration of pets
- Construction requests
- After hours calls

Adjournment

The meeting was adjourned at 11:29 PM PT.

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 17, 2025.

Lauris B

Lauris Bateman, Secretary/Treasurer

6/24/2025

Date

Attachments

Exhibit 1	December Financial Statements
Exhibit 2	January Financial Statements
Exhibit 3	Reserve Fund Transfers
Exhibit 4	Management Report and Project Summary
Exhibit 5	Maintenance Matrix
Exhibit 6	Tree Removal Guidelines

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

ASSETS

Current Assets		
Bank of America	$17,141.69	
Reserve Account	$612,218.34	
Reserve Savings	$529,853.39	
Accounts Receivable, Dues	$12,213.61	
Accounts Receivable Misc	$16,876.13	
Due (to) from Reserves	$122,732.85	
Total Current Assets		1,311,036.01
Other Assets		
Prepaid Expenses	$97,119.64	
Total Other Assets		97,119.64
TOTAL ASSETS		1,408,155.65

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	$18,936.36	
Prepaid Dues	$1,681.86	
Due to (from) Reserves	$122,732.85	
Contract Liabilities	$1,244,520.30	
Total Current Liabilities		1,387,871.37
Total Liabilities		1,387,871.37
Capital		
Reserves	($23,215.72)	
Retained Earnings	($19,381.97)	
Net Income	$62,881.97	
Total Capital		20,284.28
TOTAL LIABILITIES AND CAPITAL		1,408,155.65

HOA-Oasis Villa
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	$114,399.62	$114,398.00	$1,372,795.44	$1,372,798.00	($2.56)	$1,372,798.00
Interest Income	4.53	12.00	63.31	144.00	(80.69)	144.00
Late Charge Income	67.51	0.00	770.29	0.00	770.29	0.00
Contribution from VI	1,834.00	1,834.00	22,008.00	22,008.00	0.00	22,008.00
Total Operating Revenue	116,305.66	116,244.00	1,395,637.04	1,394,950.00	687.04	1,394,950.00
OPERATING EXPENSES						
Payroll & Insurance						
Workmans Comp Ins	0.00	50.00	0.00	600.00	600.00	600.00
Workers Comp/Misc	235.16	0.00	2,667.72	0.00	(2,667.72)	0.00
Total Payroll & Ins Exp	235.16	50.00	2,667.72	600.00	(2,067.72)	600.00
General & Administrative						
Management Fee	1,850.00	1,850.00	22,200.00	22,200.00	0.00	22,200.00
Bank Fees	0.00	0.00	129.95	0.00	(129.95)	0.00
Contract Svc. Accounting	1,200.00	1,400.00	14,400.00	16,900.00	2,500.00	16,900.00
Professional Fees, Acctg	0.00	0.00	6,394.36	4,800.00	(1,594.36)	4,800.00
Annual Meeting	0.00	0.00	590.50	1,700.00	1,109.50	1,700.00
License/Inspection Fees	35.00	0.00	8,245.80	7,800.00	(445.80)	7,800.00
Miscellaneous	475.01	50.00	1,300.74	600.00	(700.74)	600.00
Legal Expenses	1,263.50	700.00	3,392.50	13,700.00	10,307.50	13,700.00
Contract Security	2,000.00	2,000.00	24,000.00	24,000.00	0.00	24,000.00
Insurance-Liability	4,267.26	3,073.95	46,423.31	35,684.20	(10,739.11)	35,684.20
Insurance-Property	16,507.54	13,747.10	194,809.55	157,792.80	(37,016.75)	157,792.80
Insurance-Dir & Officers	116.58	134.55	1,400.02	1,562.00	161.98	1,562.00
Total General & Admin Exp	27,714.89	22,955.60	323,286.73	286,739.00	(36,547.73)	286,739.00
Repairs & Maintenance						
Contract Pest Control	4,360.00	1,560.00	22,420.00	18,720.00	(3,700.00)	18,720.00
Pool & Jacuzzi Supplies	960.92	400.00	960.92	4,800.00	3,839.08	4,800.00
Contract Pool Jacuzzi	7,500.00	7,500.00	90,000.00	90,000.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	0.00	1,025.39	1,200.00	174.61	1,200.00
Contract Lighting Inspection	875.00	0.00	7,875.00	0.00	(7,875.00)	0.00
Repair/Maint-Pipes/Sprinkler	0.00	500.00	0.00	6,000.00	6,000.00	6,000.00
Repair/Maint-Pool/Spa	0.00	500.00	2,075.95	6,000.00	3,924.05	6,000.00
Repair/Maint-Misc Labor	4,200.00	0.00	7,250.00	0.00	(7,250.00)	0.00
Supplies-Exterior Lights	885.62	250.00	1,805.47	3,000.00	1,194.53	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	1,027.23	1,020.00	(7.23)	1,020.00
Contract Svc.-Landscaping	25,125.57	29,339.00	354,780.00	353,068.00	(1,712.00)	353,068.00
Landscape Supplies	0.00	100.00	0.00	1,200.00	1,200.00	1,200.00
Total Repairs & Maint Exp	43,907.11	40,234.00	489,219.96	485,008.00	(4,211.96)	485,008.00
Utilities						
Cable	12,637.26	6,500.00	77,239.93	78,000.00	760.07	78,000.00
Electricity	8,514.61	12,696.00	115,779.57	138,074.00	22,294.43	138,074.00
Garbage	685.51	6,000.00	81,971.10	72,000.00	(9,971.10)	72,000.00
Gas	(11,095.95)	16,149.00	93,468.29	191,827.00	98,358.71	191,827.00
Sewer/Water	14,382.73	8,387.00	148,076.07	134,202.00	(13,874.07)	134,202.00
Total Utilities	25,124.16	49,732.00	516,534.96	614,103.00	97,568.04	614,103.00
Total Operating Expenses	**96,981.32**	**112,971.60**	**1,331,709.37**	**1,386,450.00**	**54,740.63**	**1,386,450.00**
OPERATING SURPLUS (DEFICIT)	**19,324.34**	**3,272.40**	**63,927.67**	**8,500.00**	**55,427.67**	**8,500.00**

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

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
RESERVE REVENUE						
Reserve Contribution Income	24,000.09	24,000.00	288,001.08	288,000.00	1.08	288,000.00
Reserve Interest Income	1,744.79	0.00	23,402.65	0.00	23,402.65	0.00
W/D from Reserves	158.72	0.00	342,095.42	697,660.00	(355,564.58)	697,660.00
Total Reserve Revenue	25,903.60	24,000.00	653,499.15	985,660.00	(332,160.85)	985,660.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	288,000.00	288,000.00	0.00	288,000.00
Interest Contribution to Reserves	1,744.79	0.00	23,402.65	0.00	(23,402.65)	0.00
Front Gate	0.00	0.00	398.33	0.00	(398.33)	0.00
Access System	0.00	0.00	1,150.24	0.00	(1,150.24)	0.00
Security Equipment	0.00	0.00	262.50	0.00	(262.50)	0.00
Pool & Spa	1,276.13	0.00	144,475.10	275,650.00	131,174.90	275,650.00
Pool Area Fencing and Gates	0.00	0.00	27,141.08	0.00	(27,141.08)	0.00
Pool Furniture	0.00	0.00	10,975.06	40,150.00	29,174.94	40,150.00
Pool Heaters	0.00	0.00	405.00	0.00	(405.00)	0.00
Pool/Spa Resurface	0.00	0.00	980.50	0.00	(980.50)	0.00
Pool/Pond Filters/Pump	0.00	0.00	14,000.00	0.00	(14,000.00)	0.00
Ground Lights	0.00	0.00	5,294.44	0.00	(5,294.44)	0.00
Speed Bumps/Driveways	0.00	0.00	2,256.00	0.00	(2,256.00)	0.00
Asphalt & Concrete	0.00	0.00	2,778.00	20,500.00	17,722.00	20,500.00
Contract Lighting Inspections	(875.00)	0.00	0.00	0.00	0.00	0.00
Fountain Repair	0.00	0.00	5,766.51	0.00	(5,766.51)	0.00
Signage Program	0.00	0.00	1,058.83	0.00	(1,058.83)	0.00
Tennis Courts	0.00	0.00	44,570.00	40,000.00	(4,570.00)	40,000.00
Landscape & Irrigation	0.00	0.00	32,959.46	29,100.00	(3,859.46)	29,100.00
Concrete Repairs	0.00	0.00	28,740.00	0.00	(28,740.00)	0.00
Electrical	0.00	0.00	1,446.78	75,000.00	73,553.22	75,000.00
Reserve Study	0.00	0.00	2,685.00	2,260.00	(425.00)	2,260.00
Drainage Remediation	0.00	0.00	5,585.00	0.00	(5,585.00)	0.00
Paint	208.37	0.00	208.37	13,000.00	12,791.63	13,000.00
Paint, Trash Enclosures	0.00	0.00	9,727.00	0.00	(9,727.00)	0.00
Fences, Gates, Walls	0.00	0.00	0.00	175,500.00	175,500.00	175,500.00
Domestic Water	0.00	0.00	(1,875.00)	26,500.00	28,375.00	26,500.00
Water Line Repair	0.00	0.00	1,558.00	0.00	(1,558.00)	0.00
Total Reserve Expenses	26,354.29	24,000.00	653,948.85	985,660.00	331,711.15	985,660.00
RESERVE SURPLUS (DEFICIT)	**(450.69)**	**0.00**	**(449.70)**	**0.00**	**(449.70)**	**0.00**
NET SURPLUS (DEFICIT) BEFORE TAXES	**18,873.65**	**3,272.40**	**63,477.97**	**8,500.00**	**54,977.97**	**8,500.00**
TAX EXPENSE	596.00	0.00	596.00	0.00	(596.00)	0.00
NET SURPLUS (DEFICIT)	**18,277.65**	**3,272.40**	**62,881.97**	**8,500.00**	**54,381.97**	**8,500.00**

HOA-Oasis Villa
Balance Sheet
For the One Month Ending January 31, 2025

ASSETS

Current Assets		
Bank of America	$120,310.14	
Reserve Account	$633,752.08	
Reserve Savings	$531,477.79	
Accounts Receivable, Dues	$13,796.43	
Accounts Receivable Misc	$16,122.32	
Due (to) from Reserves	$134,354.89	
Total Current Assets		1,449,813.65
Other Assets		
Prepaid Expenses	$75,993.10	
Total Other Assets		75,993.10
TOTAL ASSETS		1,525,806.75

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	$64,512.45	
Prepaid Dues	$55,240.43	
Due to (from) Reserves	$134,354.89	
Contract Liabilities	$1,244,520.30	
Total Current Liabilities		1,498,628.07
Total Liabilities		1,498,628.07
Capital		
Reserves	($15,429.67)	
Retained Earnings	$43,500.00	
Net Income	($891.65)	
Total Capital		27,178.68
TOTAL LIABILITIES AND CAPITAL		1,525,806.75

HOA-Oasis Villa
Income Statement
For the One Month Ending January 31, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	$114,412.74	$114,429.00	$114,412.74	$114,429.00	($16.26)	$1,373,148.95
Interest Income	5.29	12.00	5.29	12.00	(6.71)	144.00
Late Charge Income	73.76	0.00	73.76	0.00	73.76	0.00
Contribution from VI	1,834.00	1,825.00	1,834.00	1,825.00	9.00	21,900.00
Total Operating Revenue	116,325.79	116,266.00	116,325.79	116,266.00	59.79	1,395,192.95
OPERATING EXPENSES						
Payroll & Insurance						
Workmans Comp Ins	0.00	260.00	0.00	260.00	260.00	1,230.00
Workers Comp/Misc	235.16	0.00	235.16	0.00	(235.16)	0.00
Total Payroll & Ins Exp	235.16	260.00	235.16	260.00	24.84	1,230.00
General & Administrative						
Management Fee	1,850.00	1,850.00	1,850.00	1,850.00	0.00	22,200.00
Bank Fees	30.00	0.00	30.00	0.00	(30.00)	0.00
Contract Svc. Accounting	1,200.00	1,200.00	1,200.00	1,200.00	0.00	14,400.00
Professional Fees, Acctg	30.00	0.00	30.00	0.00	(30.00)	4,800.00
Annual Meeting	0.00	0.00	0.00	0.00	0.00	1,700.00
License/Inspection Fees	0.00	0.00	0.00	0.00	0.00	7,800.00
Miscellaneous	0.00	50.00	0.00	50.00	50.00	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-Liability	4,267.26	4,300.00	4,267.26	4,300.00	32.74	57,405.00
Insurance-Property	16,507.54	16,500.00	16,507.54	16,500.00	(7.54)	224,400.00
Insurance-Dir & Officers	116.58	117.00	116.58	117.00	0.42	1,561.95
Total General & Admin Exp	26,001.38	26,717.00	26,001.38	26,717.00	715.62	372,566.95
Repairs & Maintenance						
Contract Pest Control	2,026.25	1,560.00	2,026.25	1,560.00	(466.25)	18,720.00
Pool & Jacuzzi Supplies	0.00	200.00	0.00	200.00	200.00	2,400.00
Contract Pool Jacuzzi	7,500.00	7,500.00	7,500.00	7,500.00	0.00	90,000.00
Contract Fire Extinguisher	0.00	1,200.00	0.00	1,200.00	1,200.00	1,200.00
Contract Lighting Inspection	0.00	1,400.00	0.00	1,400.00	1,400.00	16,800.00
Repair/Maint-Pipes/Sprinkler	0.00	250.00	0.00	250.00	250.00	3,000.00
Repair/Maint-Pool/Spa	0.00	250.00	0.00	250.00	250.00	3,000.00
Repair/Maint-Misc Labor	0.00	350.00	0.00	350.00	350.00	4,200.00
Supplies-Exterior Lights	0.00	250.00	0.00	250.00	250.00	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	0.00	85.00	85.00	1,020.00
Contract Svc.-Landscaping	33,113.00	31,032.75	33,113.00	31,032.75	(2,080.25)	372,393.00
Landscape Supplies	0.00	100.00	0.00	100.00	100.00	1,200.00
Total Repairs & Maint Exp	42,639.25	44,177.75	42,639.25	44,177.75	1,538.50	516,933.00
Utilities						
Cable	6,999.52	6,500.00	6,999.52	6,500.00	(499.52)	78,000.00
Electricity	8,134.84	12,121.00	8,134.84	12,121.00	3,986.16	122,657.00
Garbage	6,992.17	7,000.00	6,992.17	7,000.00	7.83	84,000.00
Gas	16,677.66	19,441.00	16,677.66	19,441.00	2,763.34	114,549.00
Sewer/Water	9,553.97	7,500.00	9,553.97	7,500.00	(2,053.97)	148,757.00
Total Utilities	48,358.16	52,562.00	48,358.16	52,562.00	4,203.84	547,963.00
Total Operating Expenses	**117,233.95**	**123,716.75**	**117,233.95**	**123,716.75**	**6,482.80**	**1,438,692.95**
OPERATING SURPLUS (DEFICIT)	**(908.16)**	**(7,450.75)**	**(908.16)**	**(7,450.75)**	**6,542.59**	**(43,500.00)**

Exhibit #2

HOA-Oasis Villa
Income Statement
For the One Month Ending January 31, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
RESERVE REVENUE						
Reserve Contribution Income	24,000.09	24,000.00	24,000.09	24,000.00	0.09	288,000.00
Reserve Interest Income	1,624.40	0.00	1,624.40	0.00	1,624.40	0.00
W/D from Reserves	17,838.35	512,900.00	17,838.35	512,900.00	(495,061.65)	512,900.00
Total Reserve Revenue	43,462.84	536,900.00	43,462.84	536,900.00	(493,437.16)	800,900.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	24,000.00	24,000.00	0.00	288,000.00
Interest Contribution to Reserves	1,624.40	0.00	1,624.40	0.00	(1,624.40)	0.00
Pool & Spa	5,206.82	245,450.00	5,206.82	245,450.00	240,243.18	245,450.00
Pool Area Fencing and Gates	2,658.72	0.00	2,658.72	0.00	(2,658.72)	0.00
Pool Furniture	0.00	56,000.00	0.00	56,000.00	56,000.00	56,000.00
Ground Lights	838.49	0.00	838.49	0.00	(838.49)	0.00
Asphalt & Concrete	0.00	8,300.00	0.00	8,300.00	8,300.00	8,300.00
Tennis Courts	0.00	41,500.00	0.00	41,500.00	41,500.00	41,500.00
Landscape & Irrigation	3,519.82	30,350.00	3,519.82	30,350.00	26,830.18	30,350.00
Paint	0.00	7,300.00	0.00	7,300.00	7,300.00	7,300.00
Paint, Trash Enclosures	3,787.50	0.00	3,787.50	0.00	(3,787.50)	0.00
Repairs/Maint - Misc Labor	1,827.00	0.00	1,827.00	0.00	(1,827.00)	0.00
Fences, Gates, Walls	0.00	96,500.00	0.00	96,500.00	96,500.00	96,500.00
Domestic Water	0.00	27,500.00	0.00	27,500.00	27,500.00	27,500.00
Total Reserve Expenses	43,462.75	536,900.00	43,462.75	536,900.00	493,437.25	800,900.00
RESERVE SURPLUS (DEFICIT)	**0.09**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**
NET SURPLUS (DEFICIT) BEFORE TAXES	**(908.07)**	**(7,450.75)**	**(908.07)**	**(7,450.75)**	**6,542.68**	**(43,500.00)**
TAX EXPENSE	(16.42)	0.00	(16.42)	0.00	16.42	0.00
NET SURPLUS (DEFICIT)	**(891.65)**	**(7,450.75)**	**(891.65)**	**(7,450.75)**	**6,559.10**	**(43,500.00)**

Oasis Villa Resort Homeowners Association

Request for Reserve Fund Transfer

Transfer Amt.	Date of Request	Date of Transfer
1,033.72	1/22/2025	1/22/2025

Transfer covers the following checks

Ck #	Date of Check	Vendor	Invoice	Description	AMOUNT
16100	01/20/25	KAPS INC	21022	Replaced leaking antisiphon valve Pool#3	269.98
16100	01/20/25	KAPS INC	21093	Repaired heater at SPA#6	186.28
16100	01/20/25	KAPS INC	21127	Replaced deteriorating life ring and rope and net at Pool#7	285.75
16100	01/20/25	KAPS INC	21176	Repaired heater at SPA#5	291.71
					1,033.72

Instructions: A copy of the check and back-up documentation to be included with the Request for Approval of Transfer.
Board member: Please email approval to sjackman@viresorts.com at your earliest convenience.

For Accounting Use:

Transfer approved by: (email approvals attached)

Lauris Bateman

Kathryn Dodds

Date ratified in Board Meeting ________

Board of Directors Meeting March 17, 2025

Oasis Villa Resort Homeowners Association

Management Report

The following is a recap of events that occurred with the Master Association since the January 3, 2025 meeting. This report was updated on 3/5/2025.

JC Building completed repair to the ground light repair by unit 144, added new hardware and painted trash enclosures. Installed new 5-foot pool gates and hardware, and repaired domestic water lines at units 155 and 170.

KAP's Pool Services performed minor repairs and two replacements were jet pumps at spa 7 skimmer replacement at spa 6.

AssociaOnCall will be conducting ground light inspections twice per month and making the necessary repair. This service started in February.

Rudy's Pest Control took over for Dewey on March 1, 2025. An eblast was on 2/26/25 informing residents their services, which included an Opt-In for monthly exterior patio service.

PWLC completed the removal for the 50 trees have been identified with root systems that may cause damage to structure and plumbing. A proposal to replace the trees is pending.

Phase One of the asphalt replacement is scheduled to begin October 6th.

A resident of Seven Lakes lost control of their vehicle and caused damage to the block wall behind unit 132. Seven Lakes did the repair and is working with the driver's insurance.

New rolling umbrella bases were placed at each pool.

Respectfully,

Duane Rohrbaugh, CCAM
General Manager

Oasis Villa Resort HOA
Projects Submitted for March 17, 2025 Meeting

Proj #	Project Description	Vendor	Proposal Amount	Budgeted (Y/N)
1	Single Call Entry System	Patton Door & Gate	1,230.00	N
1	Add Camera to Resident Lane	Baja Alarms	505.00	N
1	Add Single Phone Line to Guard Shack	Xpediant		N
1	Fabricate Callbox Extension	JC Building	460.00	N
2	Unit 105 Concrete Trip Hazard	JC Building	785.00	Y
3	Unit 144 Concrete Trip Hazard	JC Building	2,356.00	Y
4	Unit 153 Driveway Concrete	Associa On Call	3,625.00	Y
5	Unit 155 Driveway and Garage Concrete	JC Building	4,325.00	7
6	Unit 170 Domestic Water Line Repair	JC Building	2,947.00	Y
7	Unit 155 Domestic Water Line Repair	JC Building	550.00	Y
8	Curb Striping	IPS	1,965.00	N
9	Pool Furniture	Tropitone	13,275.00	Y
10	Pool Gate 117/118	JC Building	1,245.00	N
		Total	33,268.00	

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 Project, the maintenance, repair, and replacement duty for which Owners, 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.

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
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		
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

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
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		
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		
Exhaust Fans	X		
Fences - Common Area		X	
Fences – exclusively serving a Unit	X		
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		
Gates – Common Area		X	
Gates – exclusively serving a Unit	X		
Glass - Recreation Area/Facilities		X	
Glass - Unit Windows/Doors	X		

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Gutters & Downspouts (unless assumed by Subassociation in writing)	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 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		

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Pests – Building Exterior, Common Area, Common Facilities, Building Structure (treatment and repair including but not limited to ants, cockroaches, fleas, flies, rodents, spiders)		X	
Recreation Area		X	
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
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.
Unit 127A – Interior and Exterior (costs borne by Oasis Hotel)			
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		
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		

UTILITIES

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		
Drains – Interior – Bathtubs, Showers, Sinks (including gooseneck) – located within the Condominium Building and exclusively serving a Unit	X		
Electrical Panel/Circuit Breakers/Interior	X		
Electrical Switches, Sockets, Wall Plates - Interior	X		
Gas Lines – Common Area or servicing multiple Units		X	
Gas Lines – exclusively serving a Unit	X		
Heating Systems & Components – (e.g. condenser/compressor, pipes, conduit, wiring and ducts) – Common Area		X	

COMPONENT(S)	OWNER	ASSOC.	SUBASSOC.
Heating Systems & Components – (e.g. condenser/compressor, pipes, conduit, wiring and ducts) – exclusively servicing a Unit	X		
Plumbing Fixtures/Trim - Interior (Toilets/Tubs/Sinks/Faucets, Etc.)	X		
Plumbing Lines – Common Area or servicing multiple Units		X	
Plumbing Lines – located within the vertical perimeter walls of the Condominium Building and exclusively servicing a Unit	X		
Pressure Regulators – serving individual Unit	X		
Sewer Backups – Inside Unit	X		
Sewer & Drainage Lines - Common Area or servicing multiple Units		X	
Sewer & Drainage Lines – located within the Condominium Building and exclusively serving a Unit	X		
Toilet - Wax Ring, Bathtub and All Sinks, and Overflow Valve	X		
Utilities Meter – Common Area or serving multiple units		X	
Utilities Meter – exclusively serving a Unit – owner to contact utility company for repairs	X		
Water Heater - Common Area or serving multiple units		X	
Water Heater – located within the Condominium Building and exclusively serving a Unit	X		
Wiring - Cable TV – Common Area or serving multiple units		X	
Wiring – Cable TV – exclusively serving a Unit – owner to contact cable company for repairs	X		
Wiring - Electrical – Common Area or serving multiple units		X	
Wiring - Electrical – located within the Condominium Building and exclusively serving a Unit	X		
Wiring - Telephone	X		

EXHIBIT A

Guidelines for Tree Removal and Replacement

Recommendations for all future tree removal and replacement by both HOA and owner. All work to be done by a licensed and insured contractor.

1. Remove existing tree and grind stumps to 12" below existing grade. Remove any remaining surface roots and fill holes with site soil and install seeded Bermuda sod in the disturbed areas.
2. New trees to be installed with 4" aluminum header board making a 5' diameter ring around the base of tree. Install with a slight mound elevation above turf level approx. 2-3 inches
3. Re-locate any existing light fixture to be within the 5' diameter planting circle. A licensed and insured electrician will be required for this.
4. Replace any disturbed turf in the new planting area with seeded Bermuda sod
5. Repair any disturbed irrigation lines or heads
6. Guarantee tree survival for 1 year from planting. Guarantee to be given to management in writing by licensed contractor.

Tree Replacement Suggestions for Oasis Resort as trees are removed and or added to the property as needed

The following trees are all trees that are relatively small in growth habits and will tolerate locations within turf areas and or planted areas. It should be noted that all replacement trees be installed with the use of a smooth sided min 2' deep root barrier as well as irrigation on two sides of the new tree with a deep root bubbler within a 4"dia. Perforated tube to a depth of at least four feet. Ideally the bubblers are on their own valve which may or may not be possible due to location or tree quantity. In turf areas, the turf should be cleared at least four feet from the trunk of the tree and that area can be covered with a minimum of 3"of bark. All trees should be 36" box size if possible pending location.

The suggested trees are as follows:

1. Quercus Ilex or Holly Oak is an evergreen shade tree. It grows 20-25' high by 20' wide and has a single trunk.
2. Quercus Virginiana or Virginia Oak is a mostly evergreen shade tree. It grows 20-25' high by 20' wide and has a single trunk.

3. Olea Europea or Fruitless Olive, “Wilsonii” is an evergreen semi-shade tree. It grows 20’ high by 20’ wide and has a multi-trunk.
4. Acacia Stenophylla or Shoestring Acacia is an evergreen semi-shade tree. It grows 25’ high by 20’ wide and has a milti-trunk. This tree has dramatic weeping foliage. It is a clean tree and non-flowering.
5. Cericidium Floridum species. The “Blue Palo Verde” is an evergreen semi-shade tree. It grows 25’ high by 25’ wide and has a multi-trunk. It is a yellow flowering, clean tree. The “Desert Museum” variety has blue trunks and vivid yellow flowers.

Acceptable Palm Trees:

1. Washingtonia Filifera or Desert Fan Palm is an evergreen tree native to Plam Springs. It grows 40’ plus high by 15’ wide. Ideally not planted in turf areas due to surface roots and raising grades around the trunk over time. Locate in in planted areas if possible. Note: Washingtonia Robutsa or Mexican Fan Palm is currently planted throughout the property but Filifera would be a much better selection. If Robusta is planted ensure it is not placed in turf areas due to surface root issues.
2. Chamerops Humilis or Mediterranean Fan is a multi-trunk palm that grows 15’ high by 10’ wide and is non-invasive.
3. Phoenix Reclinata or Senegal Date Palm is a multi-trunk palm that grows 15’ high by 15’ wide. It has elegant feather fronds and is non-invasive.

Other options may be available.