

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

Tuesday, June 17, 2025
10:00 AM

Location: Virtual Meeting (Zoom)

Directors in attendance: Bill Clifford, Carlos Izbicki, Kathryn Dodds,
Terry Durst, Billy Stickle

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

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 all of the Board members in attendance.

Open Forum - Agenda Items

No agenda item topics were brought forward.

Secretary's Report

A motion was made and seconded that the minutes for the Board Meeting held February 10, 2025 be approved.

K. Dodds (motion), B. Stickle (second), motion passed unanimously.

A motion was made and seconded that the minutes for the Organizational Meeting held February 10, 2025 be approved.

B. Stickle (motion), K. Dodds (second), motion passed unanimously.

A motion was made and seconded that the minutes for the Special Meeting held March 17, 2025 be approved.

K. Dodds (motion), C. Izbicki (second), motion passed unanimously.

Disclosure of Executive Session

Meeting held February 18, 2025

- Legal - sublease

Meeting held June 17, 2025

- Legal – Maintenance Matrix

Meeting held March 31, 2025

- Contracts – Liability insurance proposal

Meeting held June 17, 2025

- Legal
- Contracts
- Delinquency

Treasurers Report

Financial statement review

The unaudited preliminary financial statements, for the period ended April 30, 2025 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 January, 2025 through April, 2025, independent of a board meeting and in conformance with Civil Code §5500.

K. Dodds (motion), C. Izbicki (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 on March 24, 2024 in the amount of \$23,929.46 for the following items

<i>BRS Roofing</i>	<i>Clean & repair roof</i>	<i>\$ 4,020.00</i>
<i>Empire Roofing</i>	<i>Final billing for beams and decks</i>	<i>19,909.46</i>

B. Stickle (motion), K. Dodds (second), motion passed 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 3, 2024 in the amount of \$365.00 for the following items

<i>BRS Roofing</i>	<i>Unit 86 bdrm leak repair</i>	<i>\$ 250.00</i>
<i>BRS Roofing</i>	<i>Unit 107 tile repair</i>	<i>115.00</i>

B. Stickle (motion), K. Dodds (second), motion passed unanimously.

A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request on April 4, 2025 in the amount of \$365.00 for the following items

<i>BRS Roofing</i>	<i>Unit 124 tile repair leak & install tarp</i>	<i>\$ 300.00</i>
<i>BRS Roofing</i>	<i>Unit 124 tile roof leak repair</i>	<i>1,500.00</i>

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

A motion was made and seconded ratifying the approval (made by Bill Clifford and Kathryn Dodds) for a reserve fund transfer request on May 1, 2025 in the amount of \$365.00 for the following items

<i>BRS Roofing</i>	<i>Unit 115 tile repair</i>	<i>\$ 190.00</i>
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K. Dodds (motion), B. Stickle (second), motion passed unanimously.

Management Report

Village Update

Management reports are included as an attachment to the minutes as **Exhibit #2**

Approval of Upcoming Projects

A motion was made to approve JPH Raingutters to relocate the gutter and downspout of Unit 120 for the amount of \$820

K. Dodds (motion), C. Izbicki (second), motion passed unanimously.

A motion was made to approve JPH Raingutters to replace the rain gutters of Unit 144 for the amount of \$590.

K. Dodds (motion), B. Stickle (second), motion passed unanimously.

A motion was made denying the Unit 95 request for pillar repair since this is a cosmetic repair only and does not affect the integrity of the pillar.

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

A motion was made approving the Associa On Call proposal to repair the pop-out of Unit 105 for the amount of \$438.

K. Dodds (motion), B. Stickle (second), motion passed unanimously.

Continuing Business

Adoption of Owner Installed Lighting Rule

With no owner comments received, a motion was made and seconded to adopt the Owner Installed Lighting Rule.

B. Stickle (motion), K. Dodds (second), motion passed unanimously.

This rule is attached to the minutes as **Exhibit #3**. Pursuant to Civil Code §4045 this rule will be delivered, within 15 days, to owners by general notice and will be made available on the HOA website.

New Business

Insurance approval

The Village at Oasis workers comp and D & O/crime insurance policies increased by an annual amount of \$423 over the previous rate and is under budgeted amount by \$57 per month.

A motion was made ratifying Executive Session Board approval (meeting held March 31, 2025) of the workers comp, D & O, and crime insurance policies for an annual amount of \$2,620.

K. Dodds (motion), C. Izbicki (second), motion passed unanimously

Rule Change

A motion was made approving the Display of Flags & Decorative Items Rule

D. Dodds (motion), B. Stickle (second), motion passed unanimously.

A letter will be included from Board President requesting input from owners before adopting this rule. The rule is attached to the minutes as **Exhibit #4**. Pursuant to Civil Code §4045, the proposed rule change requires General Notice within 15 days of Board approval and allows for a 28-day owner comment period and with proposed adoption of this Policy at the next open meeting.

Reserve Study

A motion was made and seconded for SCT Reserve Consultants to conduct a Level II on site update for \$1,500.

K. Dodds (motion), B. Stickle (second), motion passed unanimously.

Owner Request for Reimbursement

Owner Request for Reimbursement

A motion was made approving the reimbursement request of \$245 for gutter installation at unit #105 contingent upon removal of the ficus trees located between patio and pony wall.

K. Dodds (motion), B. Stickle (second), motion passed unanimously.

2025/26 Meeting Schedule

9/11/25 Virtual Meeting

11/6/25 Board Meeting (clubhouse)/budget approval – meeting was subsequently changed to 11/5/25

2/5/26 Annual Mtg

Open Forum

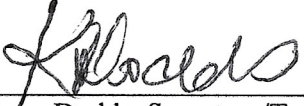
The following topics were brought forward:

- Increase Christmas décor
- Corner fountain improvements
- Maintenance repair for Smith unit
- Identify upcoming projects on agenda
- Timing of second phase of roadway work

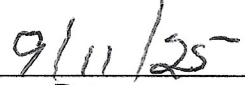
Adjournment

The meeting was adjourned at 11:05 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 Tuesday, June 17, 2025.



Kathryn Dodds, Secretary/Treasurer



Date

Attachments

- Exhibit 1 April 30, 2025 Financial Statements
- Exhibit 2 Management Report
- Exhibit 3 Owner Installed Lighting Rule
- Exhibit 4 Display of Flags and Decorative Items Rule

HOA-Village at Oasis
Balance Sheet
For the Four Months Ending April 30, 2025

ASSETS

Current Assets		
Operating Checking B of A	\$4,850.70	
Operating Savings B of A	\$25,291.51	
Reserve Savings B of A	\$321,385.33	
Account Receivable (HOA Fees)	\$651.53	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$3,174.91	
Due (to) from Reserves	\$30,260.85	
Total Current Assets		<u>385,114.83</u>
Total Assets		<u><u>385,114.83</u></u>

LIABILITIES AND EQUITY

Current Liabilities		
Accounts Payable	\$229.50	
Pre-Paid Fees	\$10,156.42	
Due to (from) Reserves	\$30,260.85	
Contract Liabilities	\$266,668.87	
Total Current Liabilities		<u>307,315.64</u>
Total Liabilities		<u><u>307,315.64</u></u>
Equity		
Reserves	\$79,832.98	
Retained Earnings	(\$2,925.18)	
Net Income	\$891.39	
Total Equity		<u>77,799.19</u>
Total Liabilities & Equity		<u><u>385,114.83</u></u>

HOA-Village at Oasis
Income Statement
For the Four Months Ending April 30, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$1,808.10	\$1,808.00	\$7,232.40	\$7,232.00	\$0.40	\$21,693.00
Late Charge Income	33.51	50.00	102.91	200.00	(97.09)	600.00
Interest Income	2.63	10.00	10.11	40.00	(29.89)	120.00
Total Operating Revenue	1,844.24	1,868.00	7,345.42	7,472.00	(126.58)	22,413.00
OPERATING EXPENSES						
Bank Service Charges	(4.15)	8.00	(4.20)	44.00	48.20	124.00
Insurance	48.75	49.00	195.00	196.00	1.00	588.00
Insurance:Workers Comp	65.67	66.00	264.14	264.00	(0.14)	792.00
Insurance:D&O	152.67	258.00	823.92	930.00	106.08	2,994.00
Annual Meeting	0.00	0.00	1,280.67	1,315.00	34.33	1,315.00
Licenses And Permits	0.00	0.00	35.00	0.00	(35.00)	0.00
Postage And Delivery	0.00	50.00	0.00	200.00	200.00	400.00
Professional Fees:Legal Fees	229.50	200.00	229.50	800.00	570.50	2,400.00
Professional Fees:Accounting	0.00	0.00	30.00	0.00	(30.00)	3,000.00
VI MANAGEMENT	900.00	900.00	3,600.00	3,600.00	0.00	10,800.00
Total Operating Expenses	1,392.44	1,531.00	6,454.03	7,349.00	894.97	22,413.00
OPERATING SURPLUS (DEFICIT)	451.80	337.00	891.39	123.00	768.39	0.00
RESERVE REVENUE						
Reserve Assessment Income	9,730.94	9,731.00	38,923.76	38,924.00	(0.24)	116,772.00
W/D from Reserves	0.00	0.00	2,302.50	28,200.00	(25,897.50)	28,200.00
Total Reserve Revenue	9,730.94	9,731.00	41,226.26	67,124.00	(25,897.74)	144,972.00
RESERVE EXPENSES						
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	2,302.50	0.00	(2,302.50)	0.00
Roofs-Cleaning	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
Shut-Off Valves	0.00	0.00	0.00	2,700.00	2,700.00	2,700.00
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
AC Platforms	0.00	0.00	0.00	5,500.00	5,500.00	5,500.00
Total Reserve Expenses	9,730.94	9,731.00	41,226.26	67,124.00	25,897.74	144,972.00
RESERVE SURPLUS(DEFICIT)	0.00	0.00	0.00	0.00	0.00	0.00
NET SURPLUS(DEFICIT)	451.80	337.00	891.39	123.00	768.39	0.00



Board of Directors Meeting

June 17, 2025

**Village at Oasis
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred since the February 10, 2025 meeting. Report prepared on 6/9/2025.

Village Update:

BRS Roofing replaced tiles at unit 115 and repaired a minor roof leak at unit 160. Unit 124 needed plywood and underlayment replaced. The annual roof maintenance is scheduled to begin July 7, 2025.

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.

Annual Palm Tree Trimming:

The annual palm tree trimming is scheduled for July 14-17, 2025. Up to two pools at one time will be closed for the safety of our residents and guests.

Asphalt Replacement:

Phase one of the asphalt replacement is scheduled to begin October 6, 2025. There will be a two-day period when vehicles cannot drive or park over the affected areas. Additional information will be sent as we get closer to the start date.

Respectively Submitted,

Duane Rohrbaugh
General Manager

Village at Oasis Homeowners Association, Inc.

Rules Re: Owner Installed Lighting

Adopted Effective June 17, 2025

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

VILLAGE AT OASIS HOA RULE RE: FLAGS AND DECORATIVE ITEMS

FLAGS:

UNITED STATES FLAG

- a. Only one US flag may be displayed per unit
- b. A US flag consists of 13 equal horizontal stripes of red (top and bottom) alternating with white ; there is a blue rectangle in the upper hoist side corner bearing 50 small, white , five pointed stars arranged in nine offset horizontal rows of six stars (top and bottom) alternating with rows of five stars.
- c. A US flag may be displayed in a window of the owners unit, or from a staff or pole within the restricted common area (e.g. patio or balcony). Display of the flag of the US means a flag of the US made of fabric, cloth, or paper displayed from a staff or pole or in a window, and does not mean a depiction or an emblem of the flag of the US made of lights, paint, roofing, siding, or paving materials, flora, or balloons, or any similar building , landscaping, or decorative component.
- d. US flags are not allowed in any common area including the exterior stucco surface of any unit without prior approval of the architectural committee and/or Board of Directors.

DISPLAY OF DECORATIVE ITEMS

1. There shall be no decorative items , including but not limited to artwork, figurines, plants, planter boxes/bowls, etc. placed in the common area or visible from the common area without prior approval from the architectural committee or Board of Directors. Any item placed in the common area without such approval may be removed by management without notice.
2. Any decorative items to be placed in the restrictive common area that can be seen from common area do require prior architectural committee or Board approval. However, for units that share a four (4) plex Restricted common area , written approval from all four(4) Owners shall be required to be submitted with the architectural application.

3. The exception to this requirement is that units that share a four (4) plex Restricted common area are allowed to display one piece of artwork on the stucco wall directly outside the unit's front door without neighboring owners approval but do require architectural approval to ensure aesthetic harmony within the community.
4. Existing artwork at the front entries to the 4 plex units and any potted plants or artwork in all other units will be approved or denied by the architectural committee or Board without submitting an architectural application.

Exhibit 4