

**OASIS VILLA RESORT HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES**

Virtual Meeting (Zoom)

September 9, 2025

10:00 am

Directors in attendance: Shannon Krutz Debi Baraquio, Lauris Bateman,
Terry Durst, and Rick Fiedler

Management in attendance: Duane Rohrbaugh, Maria Banning

Guests in attendance: Numerous home owners as evidenced by roll call

Called to Order

Shannon Krutz called the meeting to order at 10:00 AM. A quorum was established with all five board members in attendance.

Open Forum- Agenda Items

No comments concerning agenda items were brought forward:

Secretary's Report

Approval of Minutes

A motion was made and seconded approving the minutes for the Board Meeting held June 24, 3035

L. Bateman (motion), D. Baraquio (second), T. Durst abstained, motion passed.

Disclosure of Executive Session

Meeting held on August 8, 2025

- Contracts – Spectrum

Meeting held on August 25, 2025

- Contracts – Landscaping RFP
- Legal – Change in legal counsel

Meeting held on September 9, 2025

- Contracts
- Legal
- Delinquency

Treasurers Report

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 June, 2025 through July, 2025, independent of a board meeting and in conformance with Civil Code §5500.

L. Bateman (motion), D. Baraquio (second), T. Durst abstained, motion passed.

Review of May, 2025 financial statements

Unaudited financials for July, 2025 as presented to the board, are attached as **Exhibit #1** in the minutes.

Reserve Transfers

Ratification of approval for reserve fund transfers.

The details of the following transfers are included as **Exhibit #2** in the minutes of this meeting.

A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 6/23/25 in the amount of \$12,265.93.

D. Baraquio (motion), R. Fiedler (second), T. Durst abstained, motion passed .

A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 7/14/25 in the amount of \$36,313.00.

D. Baraquio (motion), R. Fiedler (second), T. Durst abstained, motion passed.

A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 7/26/25 in the amount of \$17,248.38

D. Baraquio (motion), R. Fiedler (second), T. Durst abstained, motion passed.

A motion was made and seconded ratifying the approvals, made by S. Krutz and L. Bateman, for a reserve fund transfer requested on 8/29/25 in the amount of \$32,16.31.

D. Baraquio (motion), R. Fiedler (second), T. Durst abstained, motion passed .

Management Report

The management report is attached to the minutes as **Exhibit #3**.

Upcoming Projects

A motion was made and seconded tabling the approval of plaster, pool deck replacement, and replace/clean tile of pools #2 and #8, until further Board inspection is completed and an RFP is prepared and submitted to vendors.

L. Bateman (motion), R. Fiedler (second), T. Durst abstained, motion passed.

A motion was made and seconded approving the proposal from KC Tile to clean tiles of three interior fountains at a cost of \$6,975.

L. Bateman (motion), D. Baraquio (second), T. Durst abstained, motion passed.

A motion was made and seconded to accept the proposal from JC Building to replace missing top brick caps of perimeter wall for a cost of \$1,775.00

L. Bateman (motion), D. Baraquio (second), T. Durst abstained, motion passed.

A motion was made and seconded accepting a proposal from MD Electric, for bocce ball court lighting repair, for an amount of \$750.

D. Baraquio (motion), R. Fiedler (second), T. Durst abstained, motion passed.

Architectural Committee Report

A motion was made and seconded accepting the Architectural Committee report.

L. Bateman (motion), D. Baraquio (second), T. Durst abstained, motion passed.

Continuing Business

Decorative Items Rule

A motion was made and seconded tabling the adoption of the Decorative Items Rule until it is reviewed by legal counsel.

D. Baraquio (motion), L. Bateman (second), T. Durst abstained, motion passed.

Decorative Beams

A motion was made to repair/remove decorative beams on an as-needed basis when a safety hazard occurs and with the Architectural Committee to make a decision about the need for beam replacement.

D. Baraquio (motion), L. Bateman (second), T. Durst abstained, motion passed.

New Business

Approval of reserve study

A motion was made and seconded to accept the reserve study, prepared by Association Reserves, with a suggested 15% increase to 2026 reserve fund contribution.

L. Bateman (motion), D. Baraquio (second), T. Durst abstained, motion passed.

Approval of 2025 CPA Review Proposal

A motion was made and seconded to accept the proposal from Carlsen & Ferris, APC to conduct the 2025 Financial Review and Tax Preparation for the Association at a cost of \$5,500

L. Bateman (motion), R. Fiedler (second), T. Durst abstained, motion passed.

Ratify Associa On Call change order

A motion was made and seconded ratifying approval of the Associa On Call change order in the amount of \$675 for additional work at the Guard House in establishing adequate connection for additional photo cell placement.

L. Bateman (motion), R. Fiedler (second), T. Durst abstained, D. Baraquio connection dropped, motion passed.

Ratify Aquavision change order

A motion was made and seconded ratifying approval of the Aquavision change order, in the amount of \$750, to repair broken out section of deck at Pool 3.

R. Fiedler (motion), L. Bateman (second), T. Durst abstained, D. Baraquio connection dropped

Ratify legal counsel change

A motion was made and seconded ratifying a change in legal counsel to Delphi Law Group, a firm with an office located in Palm Springs.

R. Fiedler (motion), D. Baraquio (second), T. Durst abstained, motion passed.

Check signing Resolution

*A motion was made and seconded approving the updated Check Signing Resolution with Resolution attached to the minutes as **Exhibit 4**.*

D. Baraquio (motion), R. Fiedler (second), T. Durst abstained, motion passed.

Enforcement and Fine Policy Revision

A motion was made and seconded tabling the revision of the Enforcement and Fine Policy (AB 130), due to the uncertainty of future changes made to the Bill.

L. Bateman (motion), D. Baraquio (second), T. Durst abstained, motion passed.

Regardless of the delay in amending the Enforcement and Fine Policy, the Association has the legal obligation to act in accordance with AB 130.

Spectrum Contract

A motion was made and seconded ratifying the Boards' approval of a proposal with Spectrum to provide cable and internet service to all owners, with the following summary of details:

- *Cable service provides 2 boxes per unit free of additional charges*
- *Adding internet to the budget adds an additional \$46,537 annually, or \$20 per month per door. This allows owners to cancel personal WIFI contracts, for which they may be paying up to approximately \$100 per month; and*
- *A door fee (credit to account) for incentive to bundle the service amounts to \$19,800.*

D. Baraquio (motion), R. Fiedler (second), T. Durst abstained, motion passed.

Landscaping RFP

A motion was made and seconded approving a Request for Proposal to submit to landscaping companies interested in contracting with Oasis Villa Resorts.

L. Bateman (motion), R. Fiedler (second), T. Durst abstained, motion passed.

Landscaping Contract

A motion was made and seconded tabling, until Friday, September 12, 2025, an approval for a potential landscaping contract.

L. Bateman (motion), D. Baraquio (second), T. Durst abstained, motion passed.

Open Forum

The following comments were brought forward:

- Effect of landscaping contract
- Fountain at end of property
- Ant control
- Effective date of Spectrum contract
- Wall repair near Unit 98
- Elimination of landscaping vehicles at rear of property
- Referrals for landscaping company selection

Adjournment

The meeting was adjourned at 11:20 am 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 September 9, 2025



Secretary

11/4/2025

Date

Attachments

- | | |
|-----------|---------------------------|
| Exhibit 1 | July Financial Statements |
| Exhibit 2 | Reserve Fund Transfers |
| Exhibit 3 | Management Report |
| Exhibit 4 | Check Signing Resolution |

HOA-Oasis Villa
Balance Sheet
For the Seven Months Ending July 31, 2025

ASSETS

Current Assets		
Bank of America	\$37,876.07	
Reserve Account	\$451,965.24	
Reserve Savings	\$541,062.05	
Accounts Receivable, Dues	\$10,991.45	
Due (to) from Reserves	<u>\$457,166.79</u>	
Total Current Assets		<u>1,499,061.60</u>
Other Assets		
Prepaid Expenses	<u>\$195,356.74</u>	
Total Other Assets		<u>195,356.74</u>
TOTAL ASSETS		<u><u>1,694,418.34</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Taxes Payable-Landscape	(\$7,800.00)	
Accounts Payable	\$23,355.08	
Prepaid Dues	\$34,719.84	
Due to (from) Reserves	\$457,166.79	
Contract Liabilities	<u>\$1,244,520.30</u>	
Total Current Liabilities		<u>1,751,962.01</u>
Total Liabilities		<u>1,751,962.01</u>
Capital		
Reserves	(\$101,207.73)	
Retained Earnings	\$43,500.00	
Net Income	<u>\$164.06</u>	
Total Capital		<u>(57,543.67)</u>
TOTAL LIABILITIES AND CAPITAL		<u><u>1,694,418.34</u></u>

HOA-Oasis Villa
Income Statement
For the Seven Months Ending July 31, 2025

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
OPERATING REVENUE						
Assessment Income	\$114,428.91	\$114,429.00	\$801,002.37	\$801,003.00	(\$0.63)	\$1,373,148.95
Interest Income	3.65	12.00	36.37	84.00	(47.63)	144.00
Late Charge Income	129.70	0.00	411.99	0.00	411.99	0.00
Contribution from VI	1,825.00	1,825.00	12,775.00	12,775.00	0.00	21,900.00
Total Operating Revenue	116,387.26	116,266.00	814,225.73	813,862.00	363.73	1,395,192.95
OPERATING EXPENSES						
Payroll & Insurance						
Workmans Comp Ins	0.00	50.00	0.00	980.00	980.00	1,230.00
Workers Comp/Misc	213.83	0.00	1,535.87	0.00	(1,535.87)	0.00
Total Payroll & Ins Exp	213.83	50.00	1,535.87	980.00	(555.87)	1,230.00
General & Administrative						
Management Fee	1,850.00	1,850.00	12,950.00	12,950.00	0.00	22,200.00
Bank Fees	0.00	0.00	90.48	0.00	(90.48)	0.00
Contract Svc. Accounting	1,200.00	1,200.00	8,400.00	8,400.00	0.00	14,400.00
Professional Fees, Acctg	2,750.00	0.00	2,780.00	4,800.00	2,020.00	4,800.00
Annual Meeting	0.00	0.00	1,543.09	1,700.00	156.91	1,700.00
License/Inspection Fees	0.00	0.00	0.00	700.00	700.00	7,800.00
Miscellaneous	0.00	50.00	0.00	350.00	350.00	600.00
Legal Expenses	326.86	700.00	4,238.86	10,200.00	5,961.14	13,700.00
Contract Security	2,517.73	2,000.00	14,517.73	14,000.00	(517.73)	24,000.00
Insurance-Liability	4,436.29	4,945.00	30,546.89	32,680.00	2,133.11	57,405.00
Insurance Claims	0.00	0.00	2,500.00	0.00	(2,500.00)	0.00
Insurance-Property	15,564.95	19,800.00	113,667.56	125,400.00	11,732.44	224,400.00
Insurance-Dir & Officers	252.67	134.55	1,360.38	889.20	(471.18)	1,561.95
Total General & Admin Exp	28,898.50	30,679.55	192,594.99	212,069.20	19,474.21	372,566.95
Repairs & Maintenance						
Contract Pest Control	2,019.57	1,560.00	17,573.01	10,920.00	(6,653.01)	18,720.00
Pool & Jacuzzi Supplies	0.00	200.00	0.00	1,400.00	1,400.00	2,400.00
Contract Pool Jacuzzi	7,500.00	7,500.00	52,200.00	52,500.00	300.00	90,000.00
Contract Fire Extinguisher	0.00	0.00	983.96	1,200.00	216.04	1,200.00
Contract Lighting Inspection	400.00	1,400.00	2,200.00	9,800.00	7,600.00	16,800.00
Repair/Maint-Pipes/Sprinkler	100.00	250.00	1,238.00	1,750.00	512.00	3,000.00
Repair/Maint-Pool/Spa	0.00	250.00	0.00	1,750.00	1,750.00	3,000.00
Repair/Maint-Misc Labor	1,300.00	350.00	6,927.50	2,450.00	(4,477.50)	4,200.00
Supplies-Exterior Lights	716.46	250.00	3,275.93	1,750.00	(1,525.93)	3,000.00
Supplies-Tennis/Basketball	0.00	85.00	74.16	595.00	520.84	1,020.00
Contract Svc.-Landscaping	31,011.77	31,032.75	219,154.77	217,229.25	(1,925.52)	372,393.00
Landscape Supplies	0.00	100.00	0.00	700.00	700.00	1,200.00
Total Repairs & Maint Exp	43,047.80	42,977.75	303,627.33	302,044.25	(1,583.08)	516,933.00
Utilities						
Cable	6,957.85	6,500.00	48,741.02	45,500.00	(3,241.02)	78,000.00
Electricity	10,081.86	10,450.00	57,527.69	68,412.00	10,884.31	122,657.00
Garbage	7,309.65	7,000.00	49,262.67	49,000.00	(262.67)	84,000.00
Gas	1,313.89	200.00	79,305.72	95,373.00	16,067.28	114,549.00
Sewer/Water	15,091.17	21,538.00	81,483.43	89,245.00	7,761.57	148,757.00
Total Utilities	40,754.42	45,688.00	316,320.53	347,530.00	31,209.47	547,963.00
Total Operating Expenses	112,914.55	119,395.30	814,078.72	862,623.45	48,544.73	1,438,692.95
OPERATING SURPLUS (DEFICIT)						
	3,472.71	(3,129.30)	147.01	(48,761.45)	48,908.46	(43,500.00)

HOA-Oasis Villa
Income Statement
For the Seven Months Ending July 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	168,000.63	168,000.00	0.63	288,000.00
Reserve Interest Income	1,653.68	0.00	11,208.66	0.00	11,208.66	0.00
W/D from Reserves	61,007.31	0.00	257,200.67	512,900.00	(255,699.33)	512,900.00
Total Reserve Revenue	86,661.08	24,000.00	436,409.96	680,900.00	(244,490.04)	800,900.00
RESERVE EXPENSES						
Contribution to Reserves	24,000.00	24,000.00	168,000.00	168,000.00	0.00	288,000.00
Interest Contribution to Reserves	1,653.68	0.00	11,208.66	0.00	(11,208.66)	0.00
Front Gate	0.00	0.00	313.88	0.00	(313.88)	0.00
Access System	1,639.25	0.00	2,032.11	0.00	(2,032.11)	0.00
Pool & Spa	44,888.58	0.00	153,629.03	245,450.00	91,820.97	245,450.00
Pool Area Fencing and Gates	0.00	0.00	3,108.72	0.00	(3,108.72)	0.00
Pool Furniture	0.00	0.00	11,628.14	56,000.00	44,371.86	56,000.00
Pool/Pond Filters/Pump	0.00	0.00	2,400.00	0.00	(2,400.00)	0.00
Ground Lights	0.00	0.00	838.49	0.00	(838.49)	0.00
Speed Bumps/Driveways	0.00	0.00	2,275.00	0.00	(2,275.00)	0.00
Asphalt & Concrete	0.00	0.00	0.00	8,300.00	8,300.00	8,300.00
Signage Program	1,047.98	0.00	1,047.98	0.00	(1,047.98)	0.00
Tennis Courts	0.00	0.00	4,950.00	41,500.00	36,550.00	41,500.00
Landscape & Irrigation	7,268.00	0.00	17,309.82	30,350.00	13,040.18	30,350.00
Concrete Repairs	0.00	0.00	6,775.00	0.00	(6,775.00)	0.00
Reserve Study	2,110.00	0.00	3,165.00	0.00	(3,165.00)	0.00
Tree Removal	0.00	0.00	23,750.00	0.00	(23,750.00)	0.00
Drainage Remediation	450.00	0.00	450.00	0.00	(450.00)	0.00
Paint	0.00	0.00	0.00	7,300.00	7,300.00	7,300.00
Paint, Trash Enclosures	0.00	0.00	7,575.00	0.00	(7,575.00)	0.00
Repairs/Maint - Misc Labor	0.00	0.00	4,852.00	0.00	(4,852.00)	0.00
Fences, Gates, Walls	0.00	0.00	0.00	96,500.00	96,500.00	96,500.00
Domestic Water	3,603.50	0.00	11,100.50	27,500.00	16,399.50	27,500.00
Total Reserve Expenses	86,660.99	24,000.00	436,409.33	680,900.00	244,490.67	800,900.00
RESERVE SURPLUS (DEFICIT)	0.09	0.00	0.63	0.00	0.63	0.00
NET SURPLUS (DEFICIT) BEFORE TAXES	3,472.80	(3,129.30)	147.64	(48,761.45)	48,909.09	(43,500.00)
TAX EXPENSE	0.00	0.00	(16.42)	0.00	16.42	0.00
NET SURPLUS (DEFICIT)	3,472.80	(3,129.30)	164.06	(48,761.45)	48,925.51	(43,500.00)

Request for Reserve Fund Transfer

Transfer Amt.	Date of Request	Date of Transfer
12,265.93	6/23/2025	6/23/2025

Transfer covers the following checks

[illegible]

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)

Shannon Krutz

Lauri's Bateman

Date ratified in Board Meeting

Oasis Villa Resort Homeowners Association

Request for Reserve Fund Transfer

Transfer Amt.	Date of Request	Date of Transfer
36,313.00	7/14/2025	07/15/2025

Transfer covers the following checks

[illegible]

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)

Shannon Krutz

Lauris Bateman

Date ratified in Board Meeting

Oasis Villa Resort Homeowners Association
Request for Reserve Fund Transfer

Transfer Amt.	Date of Request	Date of Transfer
17,248.58	7/26/2025	7/28/2025

Transfer covers the following checks

Ck #	Date of Check	Vendor	Invoice	Description	AMOUNT
16214	06/09/25	KAPS INC	23020	Repaired broken backwash Valve Pool#1	200.61
16214	06/09/25	KAPS INC	23009	Serviced Filter Pool#1 and SPA#1	684.98
16222	06/16/25	J C Building Systems Inc	2024-2239	Repaired Irrigation line Unit#30	500.00
16223	06/16/25	KAPS INC	23043	Serviced Filter SPA#6	334.43
16223	06/16/25	KAPS INC	23035	Serviced Filter SPA#3	294.71
16223	06/16/25	KAPS INC	23034	Serviced Filter SPA/Pool #8	470.27
16223	06/16/25	KAPS INC	23036	Serviced Filter Pool #6	390.27
16226	06/16/25	PWLC II INC	97983	Repaired Irrigation Unit#119	585.00
16227	06/16/25	TROPITONE	307591	Final Payment for Pool Furniture Pool#3	4,400.76
16231	06/24/25	KAPS INC	22671	Replaced deteriorating handrail Covers Pool#5	405.30
16231	06/24/25	KAPS INC	23064	Serviced Filter Pool #6	243.83
16231	06/24/25	KAPS INC	23099	Repaired Leaking Plumbing Pool#7	133.42
16234	07/07/25	Association Reserves	16514-56A	Reserve Study	1,055.00
16236	07/07/25	Courtmaster Sports Inc	62673	Deposit for Tennis court repair material	4,250.00
16238	07/07/25	J C Building Systems Inc	2024-2268	Repaired domestic water line Unit#52	1,300.00
16249	07/14/25	KAPS INC	22027	Repaired Spa Jet SPA#9	2,000.00
					17,248.58

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)

Shannon Krutz

Lauris Bateman

Date ratified in Board Meeting _____

Oasis Villa Resort Homeowners Association

Request for Reserve Fund Transfer

Transfer Amt.	Date of Request	Date of Transfer
32,136.31	8/29/2025	09/02/2025

Transfer covers the following checks

Ck #	Date of Check	Vendor	Invoice	Description	AMOUNT
16249	07/14/25	KAPS INC	23424	Repaired additional leaking lines under skimmer and deck SPA#9	3,000.00
16251	07/14/25	The Sign Works	7246	Pool Gates signs qty16	1,047.98
16252	07/21/25	Aqua Vision	071625	Repaired and Maintained Deck at Pool#3	4,700.00
16255	07/21/25	KAPS INC	22060	Replaced faulty handrail cover SPA#4	118.43
16255	07/21/25	KAPS INC	22626	Replaced handrail cover at Main Pool	118.43
16255	07/21/25	KAPS INC	23191	Replaced handrail covers at all Pools	2,001.36
16255	07/21/25	KAPS INC	23425	Installed Handrail covers at Pool#4	405.16
16255	07/21/25	KAPS INC	23436	Repaired leaking pipe and replaces Faulty Jamdy Valve at Pool#3	237.10
16255	07/21/25	KAPS INC	23435	Serviced filters Pool and Spa #3	634.11
16255	07/21/25	KAPS INC	23485	Replaced missing return eyeball in Pool#3	48.83
16256	07/21/25	KAPS INC	98087	Replacement of Plants	2,149.00
16256	07/21/25	KAPS INC	98088	Repaired irrigation Unit#18	490.00
16256	07/21/25	KAPS INC	98089	Installed Plant entry island	4,094.00
16258	07/29/25	Association Reserves	16514-5FP	Reserve Study	2,110.00
16262	07/29/25	J C Building Systems Inc	2024-2280	Repaired leak Unit#122 emergency charges	1,575.00
16262	07/29/25	J C Building Systems Inc	2024-2281	Repaired back flow leakage unit#87	2,028.50
16263	07/29/25	KAPS INC	23511	Replaced faulty skimmer basket in outside fountain	62.08
16263	07/29/25	KAPS INC	23510	Replaced faulty pump basket SPA#1	46.69
16263	07/29/25	KAPS INC	23548	Replaced deep end grab rails, broken anchors and handrail Pool#6	1,750.00
16263	07/29/25	KAPS INC	23547	Replaced deep end grab rails, broken anchors and handrail Pool#8	1,750.00
16264	07/29/25	Patton Enterprises Inc	100848	Installed entry gate system access	1,230.00
16264	07/29/25	Patton Enterprises Inc	100869	Quarterly gate access maintenance	409.25
16265	07/29/25	PWLC II Inc	98113	Repaired irrigation Unit#119	535.00
16268	08/04/25	John Gonzalez	000004	Repaired garage floor crack unit#155	450.00
16274	08/12/25	KAPS INC	23717	Replaced Leaking flowmeter Pool#2	263.15
16274	08/12/25	KAPS INC	23721	Serviced filters Pool and Spa #4	401.12
16274	08/12/25	KAPS INC	23720	Serviced filters Pool and Spa #6	481.12
					32,136.31

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)

Shannon Krutz

Lauris Bateman

Date ratified in Board Meeting



Board of Directors Meeting

September 9, 2025

Oasis Villa Resort Homeowners Association

Management Report

The following is a recap of events that occurred with the Master Association since the June 24, 2025 meeting. This report was updated on 8/26/2025.

JC Building completed domestic water line repairs in front of units 87 and 122.

KAP's Pool Services performed normal minor repairs and major equipment replacements was new skimmer and jet motor at spa 9, replaced handrails at pool 6 and 8, installed new filter on pool 1. Handrail covers were also installed at each pool & spa.

AssociaOnCall installed photocells on the ground lights throughout the resort.

Courtmaster completed the resurfacing of the Australian tennis court.

PWLC Landcare replaced plants along Cherokee Way and the center island as you enter and exit the resort. Annual palm tree trimming was completed in July and they also removed two large trees behind units 72 and 89 that were damaging the wall.

Aquavision cleaned, repaired, and sealed the deck surface at pool 3. The pool furniture was also replaced in July.

Patton Door & Gate performed quarterly maintenance on the gate access systems and installed a callbox at the resident lane.

Baja Alarms/Security installed a new camera to view the new resident lane callbox and an app on the Security cellphone to alert activity at the far S/W corner of the resort. Additionally, the front desk monitor now has nine camera feeds from the original 4, which includes the far corner of the resort.

Spectrum will be upgrading your video services to their Select Plus Lineup, which includes ESPN+. In addition, Wi-Fi is now included in the new Spectrum Package.

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

Respectfully,
Duane Rohrbaugh, CCAM
General Manager

**RESOLUTION OF THE BOARD OF DIRECTORS
FOR OASIS VILLA RESORT HOMEOWNERS ASSOCIATION
REGARDING MANNER FOR ISSUING ASSOCIATION CHECKS**

The undersigned, being all of the Directors of Oasis Villa Resort Homeowners Association, a California homeowners association (the "Association"), acting pursuant to the Bylaws of the Association, and the laws of the State of California, does hereby take, confirm, consent, ratify and approve the following actions:

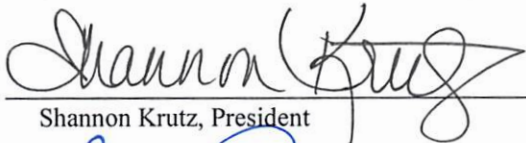
WHEREAS, Section 9.7 of the Bylaws of the Association requires that any check or other negotiable instrument issued by the Association shall be signed by any of the following two officers: the president, the chief financial officer and the secretary; and

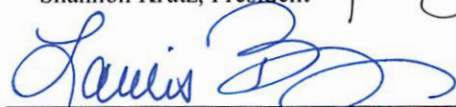
WHEREAS, the Board has determined that requiring two signatures on checks unnecessarily complicates the efficient operation of the Association and that it is sufficient for checks to be signed by any one person who shall been authorized by the Board to sign checks on behalf of the Association; and

WHEREAS, the Board has determined that the signature of either Board President, Board Treasurer or in the case of an emergency, the signature of Shauna Jackman (Controller for Vacation Internationale, Inc.) should be sufficient for the Association to issue a check or other negotiable instrument from the operating account;

NOW, THEREFORE, the Board of Directors of the Association resolves and hereby approves the issuance of checks on the Association operating bank account signed by either the Board President, Board Treasurer or Shauna Jackman, individually and without the need for a second signature.

This Resolution was adopted by the Association's Board of Directors on September 9, 2025 and is effective as of that date.


Shannon Krutz, President


Lauris Bateman, Secretary/Treasurer