

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

Thursday, September 11 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

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 June 17, 2025 be approved.*

*K. Dodds (motion), T. Durst (second), motion passed unanimously.*

**Disclosure of Executive Session**

Meeting held September 17, 2025

- Legal
- Contracts
- Delinquency

**Treasurers Report**

**Financial statement review**

The unaudited preliminary financial statements, for the period ended July 31, 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 May, 2025 through July, 2025, independent of a board meeting and in conformance with Civil Code §5500.*

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

**Management Report**

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

## **Approval of Upcoming Projects**

*A motion was made to approve Johnny Fix It to repair stucco on exterior of Unit 145 for the amount of \$600.*

*B. Stickle (motion), T. Durst (second), motion passed unanimously.*

*A motion was made and seconded approving JC Building to replace beams at Unit 141 for the amount of \$995 and to table approval of the beam replaced at Unit 86.*

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

*A motion was made and seconded approving JC Building to repair pop-out at Unit 89 for an amount of \$1,200.*

*B. Stickle (motion), T. Durst (second), motion passed unanimously.*

## **Continuing Business**

### **Adoption Display of Flags & Decorative Items**

*With multiple comments concerning the adoption of Display of Flags and Decorative Items Rule, a motion was made and seconded to table the adoption and with a request for legal counsel to review.*

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

Any changes to this rule will require Board approval and once again be sent to owners for comments.

## **New Business**

### **Annual Meeting Date**

*A motion was made and seconded approving February 5, 2026 at 10:00 AM as the date for the Village at Oasis HOA Annual Meeting.*

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

### **Inspector of Election Proposal**

*A motion was made and seconded approving The Inspector of Election to conduct the election inspection at the Annual Meeting at a cost not to exceed \$1,400.*

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

### **2025 Financial Review**

*A motion was made seconded approving Carlsen & Ferris, APC to conduct the 2025 Financial Review and tax preparation at a cost of \$3,000.*

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

### **Banking Resolutions**

*A motion was made and seconded approving the update of the Check Signing Resolution.*

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

This resolution is attached to minutes as **Exhibit 3**

*A motion was made and seconded approving the removal of John Kehoe (Vacation Internationale CFO) and adding Shauna Jackman (Vacation Internationale Controller) as check signers on the Village at Oasis banking accounts.*

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

This resolution is attached to minutes as **Exhibit 4**

### **Revised Enforcement and Fine Policy**

*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.*

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

### **Legal Counsel**

*A motion was made and seconded approving the change in legal counsel to Chrisina DeJardin with Delphi Law Group with an office located in Indian Springs.*

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

### **Spectrum Contract**

The Oasis Villa Resort HOA Board (Master) has approved a five-year contract with Spectrum. The following are highlights of the contract and are informational only:

- 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.

### **Change in Meeting Date**

*A motion was made and seconded changing the next meeting from November 6, 2025 to November 5, 2025.*

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

### **2025/26 Meeting Schedule**

11/5/25 BOD Mtg - 2026 Budget approval

2/5/26 Annual Mtg

### **Open Forum**

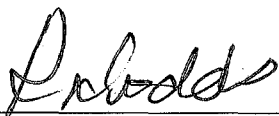
The following topics were brought forward:

- Road repair – two days of heavy work
- Cleaning of fountains
- Mowing
- Pool 5 gate not closing

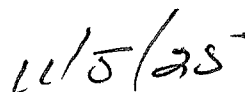
### **Adjournment**

The meeting was adjourned at 10:39 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 Thursday, September 11, 2025.



Kathryn Dodds, Secretary/Treasurer



Date

## **Attachments**

- Exhibit 1**      **July Financial Statements**
- Exhibit 2**      **Management Report**
- Exhibit 3**      **Resolution for issuing checks**
- Exhibit 4**      **Resolution to add check signer**

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

**ASSETS**

Current Assets		
Operating Checking B of A	\$4,850.70	
Operating Savings B of A	\$18,113.09	
Reserve Savings B of A	\$351,464.54	
Account Receivable (HOA Fees)	\$1,401.90	
Allowance for Doubtful Accounts	(\$500.00)	
Prepaid Expenses	\$2,373.64	
Due (to) from Reserves	<u>\$25,870.06</u>	
Total Current Assets		<u>403,573.93</u>
Total Assets		<u><u>403,573.93</u></u>

**LIABILITIES AND EQUITY**

Current Liabilities		
Pre-Paid Fees	\$6,646.31	
Due to (from) Reserves	\$25,870.06	
Contract Liabilities	<u>\$266,668.87</u>	
Total Current Liabilities		<u>299,185.24</u>
Total Liabilities		<u>299,185.24</u>
Equity		
Reserves	\$103,486.80	
Retained Earnings	(\$2,925.18)	
Net Income	<u>\$3,827.07</u>	
Total Equity		<u>104,388.69</u>
Total Liabilities & Equity		<u><u>403,573.93</u></u>

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

	Current Actual	Current Budget	YTD Actual	YTD Budget	YTD Variance	Total Budget
<b>OPERATING REVENUE</b>						
Assessment Income	\$1,808.10	\$1,808.00	\$12,656.70	\$12,656.00	\$0.70	\$21,693.00
Late Charge Income	48.51	50.00	140.54	350.00	(209.46)	600.00
Interest Income	2.89	10.00	18.47	70.00	(51.53)	120.00
Total Operating Revenue	1,859.50	1,868.00	12,815.71	13,076.00	(260.29)	22,413.00
<b>OPERATING EXPENSES</b>						
Bank Service Charges	0.00	10.00	(4.20)	74.00	78.20	124.00
Insurance	48.75	49.00	341.25	343.00	1.75	588.00
Insurance:Workers Comp	65.67	66.00	461.15	462.00	0.85	792.00
Insurance:D&O	152.67	258.00	1,281.93	1,704.00	422.07	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	0.00	0.00	200.00	200.00	400.00
Professional Fees:Legal Fees	0.00	200.00	229.50	1,400.00	1,170.50	2,400.00
Office Expenses	0.00	0.00	33.34	0.00	(33.34)	0.00
Professional Fees:Accounting	0.00	0.00	30.00	3,000.00	2,970.00	3,000.00
Other Income	(1,000.00)	0.00	(1,000.00)	0.00	1,000.00	0.00
VI MANAGEMENT	900.00	900.00	6,300.00	6,300.00	0.00	10,800.00
Total Operating Expenses	167.09	1,483.00	8,988.64	14,798.00	5,809.36	22,413.00
<b>OPERATING SURPLUS (DEFICIT)</b>	<b>1,692.41</b>	<b>385.00</b>	<b>3,827.07</b>	<b>(1,722.00)</b>	<b>5,549.07</b>	<b>0.00</b>
<b>RESERVE REVENUE</b>						
Reserve Assessment Income	9,730.94	9,731.00	68,116.58	68,117.00	(0.42)	116,772.00
W/D from Reserves	4,129.00	0.00	7,841.50	28,200.00	(20,358.50)	28,200.00
Total Reserve Revenue	13,859.94	9,731.00	75,958.08	96,317.00	(20,358.92)	144,972.00
<b>RESERVE EXPENSES</b>						
Contribution to Reserves	9,730.94	9,731.00	68,116.58	68,117.00	0.42	116,772.00
Roofs	0.00	0.00	3,712.50	0.00	(3,712.50)	0.00
Roofs-Cleaning	4,129.00	0.00	4,129.00	4,000.00	(129.00)	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	13,859.94	9,731.00	75,958.08	96,317.00	20,358.92	144,972.00
<b>RESERVE SURPLUS(DEFICIT)</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>NET SURPLUS(DEFICIT)</b>	<b>1,692.41</b>	<b>385.00</b>	<b>3,827.07</b>	<b>(1,722.00)</b>	<b>5,549.07</b>	<b>0.00</b>



Board of Directors Meeting

September 11, 2025

**Village at Oasis Homeowners Association  
Management Report**

Dear Directors and Owners,

The following is a recap of events that occurred since the June 17, 2025 meeting. Report prepared on 8/26/2025

Village Update:

BRS Roofing completed the annual maintenance in July.

We installed 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.

PWLC completed the annual palm tree trimming in July

JPH Gutters repaired gutters at units 120 and 144

AssocaOn-Call repaired the decorative pop-outs at units 96 and 105.

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.

Asphalt Replacement Reminder:

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.

Respectively Submitted,

Duane Rohrbaugh, CCAM  
General Manager

**RESOLUTION OF THE BOARD OF DIRECTORS  
FOR VILLAGE AT OASIS HOMEOWNERS ASSOCIATION  
REGARDING MANNER FOR ISSUING ASSOCIATION CHECKS**

The undersigned, being all of the Directors of Village at Oasis 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, Article 11 of the Bylaws of the Association requires that any check or other negotiable instrument issued in the name of the Association shall be signed or endorsed by the President and Chief Financial Officer or by such persons and in such manner as, from time to time, shall be determined by resolution of the Board; 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 the CFO (Treasurer) or other board member as designated annually or, if neither of the foregoing is available, the signature of Vacation Internationales' Controller shall be sufficient for the Association to issue a check or other negotiable instrument for 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 CFO (Treasurer), designated board member or, if neither of the foregoing is available, the Vacation Internationales' Controller individually and without the need for a second signature.

This Resolution was adopted by the Association's Board of Directors on September 11, 2025, and is effective as of that date.

  
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Bill Clifford, President

  
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Kathy Dodds, Secretary/Treasurer



**RESOLUTION OF THE BOARD OF DIRECTORS  
FOR VILLAGE AT OASIS HOMEOWNERS ASSOCIATION  
REGARDING MANNER DELETING/ADDING CHECK SIGNER**

The undersigned, being all of the Directors of Village at Oasis 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:

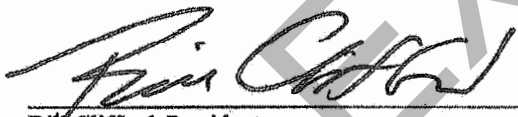
NOW THEREFORE BE IT RESOLVED, that John Kehoe (Vaction Internationale, Inc. CFO) be removed as a designated signer or endorser on checks and other financial instruments on behalf of Village at Oasis Homeowners Association; and

FURTHER RESOLVED, that Shauna Jackman (Vacation Internationale, Inc. Controller) be granted authority as designated signer/endorser of checks and other financial instruments on behalf of Village at Oasis Homeowners Association; and

FURTHER RESOLVED, that the aforementioned authorization shall remain in full force and effect until such time as it is revoked or amended by a subsequent resolution of the Board of Directors.

FURTHER RESOLVED, that the Secretary of the Association is hereby authorized and directed to certify this resolution and take any and all necessary actions to implement the terms of this resolution.

This Resolution was adopted by the Association's Board of Directors on September 11, 2025, and is effective as of that date.



Bill Clifford, President



Kathryn Dodds, Secretary/Treasurer