

OASIS VILLA RESORT HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES
Oasis Clubhouse, Palm Room
November 4, 2025
10:00 am

Directors in attendance: Shannon Krutz Debi Baraquiero, 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 September 9, 2025.

D. Baraquiero (motion), L. Bateman (second), motion passed unanimously.

A motion was made adding an item to the agenda pertaining to executive session disclosure for meeting held on September 12, 2025.

L. Bateman (motion), D. Baraquiero (second), motion passed unanimously.

Disclosure of Executive Session

Meeting held on September 12, 2025

Contracts/Legal

Amending the Association documents

Landscaping contract

Meeting held on November 4, 2025

Contracts

RFP for pool

Legal

Delinquency

Lien approval

Treasurers Report

Ratification of monthly financial review approval

The September financials were not available for review

Lien Approval

A motion was made and seconded approving placing a lien on tax parcel 009-612-106-7/681-072-006-6 for non-payment of assessments due.

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

Reserve Transfers

Ratification of approval for reserve fund transfers.

The details of the following transfers are included as **Exhibit #1** 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 10/20/25 in the amount of \$162,824.76.

L. Bateman (motion), D. Baraquo (second), motion passed unanimously.

Management Report

The management report is attached to the minutes as **Exhibit #2**.

Upcoming Projects

A motion was made and seconded to table a motion approving a proposal from IPS to install four rubberized speed bumps to Phase 1 until owners could be polled with results to reviewed at the January meeting.

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

A motion was made and seconded approving the IPS proposal for Phase 2 for completion of the asphalt project, excluding the speed bumps, in Summer 2026, for a cost of \$189,439.00

R. Fiedler (motion), D. Baraquo (second), motion passed unanimously.

A motion was made and seconded accepting the proposal from JC Building Systems to add concrete brackets to cover electric box at a cost of \$475.

R. Fiedler (motion), D. Baraquo (second), motion passed unanimously.

A motion was made and seconded approving the proposal from JC Building Systems to install security screening at all pool equipment fencing for a cost of \$6,450.

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

A motion was made seconded accepting the proposal from JC Building Systems to secure equipment, at risk for theft, by fabricating brackets to secure pumps at Pools 1 & 2 at a cost, not to exceed \$1,600.

L. Bateman (motion), T. Durst (second), motion passed unanimously.

A motion was made and seconded accepting a proposal from JC Building Systems to install security fencing at equipment rooms at Pools 1 & 2 for a cost of \$9,570.00

L. Bateman (motion), R. Fiedler (second), motion passed unanimously.

Architectural Committee Report

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

D. Baraquo (motion), R. Fiedler (second), motion passed unanimously.

A motion was made and seconded to increase the Architectural Committee membership to five people as needed.

L. Bateman (motion), R. Fiedler (second), motion passed unanimously.

Continuing Business

There were no continuing business items for consideration.

New Business

Approval of tribute to Trent Hofferber

A motion was made and seconded contribute an amount of \$200 to purchase a tree in memory of Trent Hofferber.

L. Bateman (motion), D. Baraquo (second), motion passed unanimously.

Approval of Pool RFP

A motion was made and seconded to accept the RFP as presented coating of pools, spas and decking.

L. Bateman (motion), D. Baraquo (second), motion passed unanimously.

Approval of Annual Meeting date

A motion was made and seconded approving March 24, 2026 as the date set for the Oasis Villa Resort (Master) Annual Meeting

D. Baraquo (motion). R. Fiedler (second), motion passed unanimously.

The time line for the election of board members is as follows:

1. **Begin Candidate Solicitation:** Wednesday, December 10, 2025
2. **Candidate Due Date:** Monday, January 12, 2026
3. **Pre-Ballot/Candidate General Notice to Membership:** Friday, January 16, 2026
4. **Election Package, Ballot and Election Rules Mailing Date:** Thursday, February 19, 2026
5. **Meeting Date:** Tuesday, March 24, 2026

Approval of inspector of election

A motion was made and seconded approving the proposal from The Inspector of Elections to conduct the election portion of the Annual Meeting for a cost not to exceed \$2,000.

D. Baraquo (motion), R. Fiedler (second), motion passed unanimously.

Approval of Rudy's Pest Control contract

A motion was made and seconded approving the contract from Rudy's Pest Control at no increase over 2025 pricing.

L. Bateman (motion), D. Baraquo (second), motion passed unanimously.

Approval of 2026 Budget

A was made and seconded approving the 2026 Oasis Villa Resort Homeowners Association budget at an increase of 12.3%.

L. Bateman (motion), D. Baraquo (second), motion passed unanimously.

Note that the VI Resorts offset worksheet contains an increase in the electric charges for Pool 4 due to a previously unidentified generation charge. In doing an extensive review of all utilities last year, the amount for Pool 4 was developed by doubling the average cost of five smaller pools. However, the calculation for this year did not include doubling the amount resulting in the electric charge for

Pool 4 being half of the actual amount. Due to the increase resulting from the generation charge, VI agrees to forego the correction this year, but will be correcting the calculation in 2027.

Non-functional turf

AB 1572 prohibits using potable water to irrigate non-functional turf located on commercial, industrial, and institutional (CII) properties, including Homeowner Associations (HOAs). Non-functional turf is defined as decorative grass areas with no other functions, such as recreation. The prohibition includes turf on road medians and businesses not used for recreation. The bill goes into effect on January 1, 2029 for homeowner associations.

Removing the turf along Highway 111 will cost a net amount of approximately \$350,000 if work were to be done today. This project will be added to the reserve study in 2027.

Open Forum

- Street parking on Cherokee
- Owner repairs
- Security cameras at Pools 1 & 2
- Charter of Architectural Committee
- Bylaws
- Review time and approving Association documents
- VI use termination
- Westgate explanation

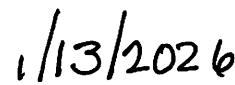
Adjournment

The meeting was adjourned at 11:06 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 November 4, 2025



Secretary/Treasurer



Date

Attachments

Exhibit 1 Reserve Fund Transfer
Exhibit 2 Management Report

Oasis Villa Resort Homeowners Association

Request for Reserve Fund Transfer

Transfer Amt.	Date of Request	Date of Transfer
162,824.76	10/20/2025	

Transfer covers the following checks

Ck #	Date of Check	Vendor	Invoice	Description	AMOUNT
16271	08/12/25	associa oncall california, inc	874392	photo cells install	2,764.00
16273	08/12/25	courtmaster sport	62695	tennis court final payment	4,250.00
16281	08/18/25	Kaps	23776	spa 1 heater repairs	217.45
16281	08/18/25	Kaps	23775	spa 5 heaer repairs	463.61
16281	08/18/25	Kaps	23805	pool 6 light repair	100.66
16283	09/18/25	pwlc ii, inc.	98177	irrigation repair unit#34	435.00
16285	08/25/25	Kaps	23838	pool 4 emergency clean up	160.00
16289	09/03/25	vacation internationale	82825	copies of landscape plans	27.62
16289	09/03/25	vacation internationale	82825	paint	208.37
16291	09/08/25	Kaps	23925	pool 2 cleaning	87.40
16291	09/08/25	Kaps	24038	pool 1 cracked tile replacement	2,100.00
16292	09/08/25	md electric	119	tennis court lights	300.00
16295	09/08/25	tropitone	313457	pool 3 furniture	2,794.37
16300	09/17/25	Kaps	24152	spa 4 faulty jet replacement	156.60
16300	09/17/25	Kaps	24154	spa 9 heater repairs	217.45
16301	09/17/25	md electric	124	electrical/lighting svc call	625.00
16306	09/22/25	jc building systems inc	2024-2315	svc call overflow pump	250.00
16306	09/22/25	jc building systems inc	2024-2322	perimeter fencing	1,065.00

Oasis Villa Resort Homeowners Association
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162,824.76	10/20/2025	

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Ck #	Date of Check	Vendor	Invoice	Description	AMOUNT
16307	09/22/25	Kaps	24193	pool 3 &* salt cell cleaning	160.00
16307	09/22/25	Kaps	24216	spa 2 cracked led replacement	919.81
16308	09/22/25	pwlc ii, inc.	98259	irrigation repair unit #97	785.00
16311	09/29/25	jc building systems inc	2024-2327	drain pump on palm canyon	750.00
16312	09/29/25	Kaps	242587	spa 3 heater repairs	189.22
16312	09/29/25	Kaps	24289	spa 4 heater repairs	268.67
16312	09/29/25	Kaps	24294	pool 2 pumps reconnection	332.17
16313	09/29/25	pwlc ii, inc.	98293	irrigation repair crn cherokee	485.00
16319	10/06/25	Kaps	24317	spa pump reinstall	80.00
16319	10/06/25	Kaps	24434	3 fountains drainage	720.00
16319	10/06/25	Kaps	24436	pool 2 salt system replacement	1,093.08
16319	10/06/25	Kaps	24342	pool 8 seal replacement	361.88
16319	10/06/25	Kaps	24345	pool 7 retightening of hand rails	80.00
16325	10/13/25	jc building systems inc	2025-137	leak repair unit #255	1,950.00
16325	10/13/25	jc building systems inc	2024-2357	perimeter wall brick repair	710.00
16326	10/13/25	Kaps	24518	pool 2 retightening of hand rails	80.00
16326	10/13/25	Kaps	24544	pool 2 gfci replacement	131.54
16326	10/13/25	Kaps	24535	fountain suction covers replacement	136.33

Oasis Villa Resort Homeowners Association

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162,824.76	10/20/2025	

Transfer covers the following checks

Ck #	Date of Check	Vendor	Invoice	Description	AMOUNT
16326	10/13/25	Kaps	24541	fountain aufill float replacement	128.30
16329	10/20/25	international paving services	37211	street asphalt	133,035.84
16330	10/20/25	jc building systems inc	2024-2358	unit 92 leak	2,850.00
16331	10/20/25	Kaps	24584	pool 2 repairs	200.61
16331	10/20/25	Kaps	24583	pool 2 heater	214.72
16331	10/20/25	Kaps	24122b	pool 2 ignitor	230.04
16331	10/20/25	Kaps	24132b	spa 1 tank belt	527.85
16331	10/20/25	Kaps	24121b	spa 4 heater	182.17
					162,824.76

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

November 4, 2025

Oasis Villa Resort Homeowners Association

Management Report

The following is a recap of events that occurred with the Master Association since the September 9, 2025 meeting. This report was updated on 10/21/2025.

JC Building completed repairs to irrigation line at unit 92, serviced overflow pump on E. Palm Canyon, and replaced 92 brick caps on the perimeter walls around the resort. They also repaired a domestic water backflow at unit 154 and removed root system that caused sewer back up in common area at units 33 and 34.

KAP's Pool Services performed normal minor repairs and major equipment replacements; the filter at pool 1 and the salt system power center at pool 2, which was stolen. At pool 3, a cracked filter flooded the pit and had to be replaced along with two pumps. They also drained 3 fountains and removed the rocks.

International Paving Services completed phase one of the road resurfacing. This project includes a seal coat that will be applied in 2026. Date to be determined.

PWLC Landcare contract was terminated and Pro-Landscaping officially took over on September 22, 2025. Pro-Landscaping performed annual overseeding the week of October 20, 2025.

City of Palm Springs Code Compliance issued a Notice requiring us to remove dead vegetation along Cherokee Way. Pro-Landscaping did this at a cost of \$2,850.

Spectrum has a new service agreement that started on 9/15/25 upgrading video services to their Select Plus Lineup, which includes ESPN+. In addition, Wi-Fi is now included in the new Spectrum Package.

There was an attempt to steal equipment at pool 2. Two pumps were recovered and a police report filed.

Respectfully,
Duane Rohrbaugh, CCAM
General Manager