



General Session Meeting Minutes

January 20, 2022

Veterans Oasis Environmental Education Center

Board Members Present

Harlan Stork
Nicole Hamming
Jamie Votaw
Chuck Meyers
Jared Thom

Board Members Absent

Randall Cameron

Arizona Community Management Services ("AZCMS") Members Present

Bret Barnes, CMCA, Community Manager

I. CALL TO ORDER/ESTABLISHMENT OF QUORUM

At 4:30 PM, Harlan Stork called the meeting to order.

II. VENDOR & MANAGEMENT REPORT

A. Apex Landscape

Dakota reviewed the Apex Landscape report. Discussion only.

B. Hurricane Aquatic

Ron Ross presented reviewed the Hurricane Aquatic report. Discussion only.

C. Pest & Termite

Nicole Hamming reviewed the Pest & Termite report. Discussion only.

D. H2Ology

Ron Ross reviewed the H2Ology report. Discussion only.

III. COMMITTEE REPORTS:

A. Architectural Committee

Updates were provided to the homeowner's present.

B. Landscape Committee

Updates were provided to the homeowner's present.

C. Wall Committee

Updates were provided to the homeowner's present.

D. Pest Control Committee

Updates were provided to the homeowner's present.

E. Reserve Study Committee

Updates were provided to the homeowner's present.

F. Lake/Pump Room Committee

Updates were provided to the homeowner's present.

G. Lighting Committee

Updates were provided to the homeowner's present.

H. Social Committee

Updates were provided to the homeowner's present.

I. Finance Committee

Updates were provided to the homeowner's present.

IV. MEETING MINUTES:

A. November 18, 2021

A motion was made by Harlan Stork to approve the November 18 general meeting minutes as presented. Nicole Hamming seconded. Motion carried – 5:0.

V. FINANCIAL REPORT:

A. November 2021

A motion was made by Harlan Stork to approve the November 2021 Financials subject to review by the Association's CPA Firm. Nicole Hamming seconded. Motion carried – 5:0.

VI. CONTINUED BUSINESS:

A. Entrance Monument Rehabilitation Progress

The Association is moving forward with receiving bids for this project to approve at a future meeting.

B. Wall Painting Progress for Repaired Walls

The Association has contacted vendors to receive bids for the remaining work that needs to be done.

C. View Fence Repair/Painting Progress

Discussion only. No action needed.

D. OSR Lighting

Discussion only. No action needed.

VII. NEW BUSINESS:

A. RFP Templates from AZCMS

The Board of Directors requested to receive RFP templates from AZCMS for upcoming bids they will be requesting.

B. CPA Engagement Letter

A motion was made by Harlan Stork to approve the 2021 financial review by the Association's CPA firm, Ginsburg & Dwailebee. Chuck Meyers seconded. Motion carried – 5:0.

C. Tax Preparation for 2021 Taxes

The Board of Directors discussed the preparation of the 2021 tax filings. A few members of the board will meet with the Association's CPA Firm, Ginsburg & Dwailebee.

D. Investment of OSR Reserves

The Board Treasurer, Randall Cameron, has a meeting scheduled with CIT Bank to discuss what options the association has for investing reserve funds.

VIII. HOMEOWNER FORUM:

Discussion only – No action needed.

IX. ADJOURNMENT

At 6:19 PM, Harlan Stork adjourned the meeting.

Submitted by,

Bret Barnes

Community Manager