



**OAK HARBOR OWNERS ASSOCIATION
OAK HARBOR ~ TANGLEWOOD SHORES**

OHOA MEETING MINUTES

NOVEMBER 14, 2020

PRESENT:

Board Members: Glenn Hughes, Cody Rodgers, Cile Stokes, John Garvin, Nelda Edwards, Joe DeChant, Jim Skains, Kirsten Kirlin, Bill Miniati

Residents: 8 were present

Bookkeeper: Glenn Hughes

Glenn Hughes, President, called the meeting to order at 9:28 and asked for volunteers to give the invocation. No one volunteered therefore Glenn Hughes gave the invocation. There were 9 board members and 8 residents in attendance.

Previous Minutes: Glenn Hughes, President reminded everyone the minutes of the previous meetings was the annual meeting. It was held on October 17, 2020 instead of in August due to the Covid 19 virus. The minutes have been approved and can be found on the property owners' website for everyone to read.

Treasurer's Report – Income and Expenses: Glenn Hughes, President/Bookkeeper reviewed the Cash Status Report for October 2020 and noted some explanations of expenditures and income. The transfer fee when selling a property has gone up to \$100.00 which will generate more income and some sells have taken place that generated past dues. The four trailers across from the annex building have been sold and back dues were collected on them. Not sure but think owner to fix up and use as rental property. Glenn announced that there are now three people who have authority to sign checks for the association. Himself, John Garvin, Vice President and Nelda Edwards, Secretary. There being no further questions, Joe DeChant made a motion the Cash Status Report be approved as read. Cody Rodgers seconded the motion, all approved.

Reports from Committees

Joe DeChant, Board Member: reminded everyone that the association has a Facebook page they can use. It was set up years ago and had not been used lately, but he suggested everyone use it to communicate things to the community. It is called "Oak Harbor/Tanglewood Shores Residents" and anyone can post comments on it. Glenn was named as the Administrator from Facebook and he will have access to delete anything anyone puts on it.

Neighborhood Watch Report: Glenn reported that rumor has it there is a lot of activity between 1 and 3 am on Welch Rd. Coming into our development and down Southlake. He sat in front of the building one morning but could not get any vehicle information but called the police. If anyone wants to check it out, be sure to just call the police, do not try to confront anyone. The gates are not being left open as often as they used to be, and it is assumed it is due to talking to people about it and putting the game camera up. John reported the camera is not up because unless it is daytime you cannot get good enough picture to be able to tell anything or be able to get a license plate number. After discussion, it was suggested that we put the camera back up by the fishing pier so that people will see it and assume they are being watched. We might want to move it to another location in a few months. Joe advised that he might have 2 or 3 dummy cameras he can put up to give the appearance of being watched. This would be a good deterrent if nothing else.

Architectural Committee Report was given by Cody Rodgers. There are three men on this committee, Cody Rodgers, John Garvin and David Jones. Cody has a list of all permits that have been given. If anyone would like a copy, he has several. Cody advised everyone that permits are given for six months and anyone that has not completed the work in the six-month timeframe is being contacted, usually weekly to discuss the issues that may be occurring, as well as the Fire Marshall is keeping a close eye on the progress. He knows there is a big problem with the one on Southlake, it has been well over six months and once the old house was torn down things seem to have stopped. One of the main issues with this building is it is sitting in the easement. It was suggested someone contact the county to see if they can help us get this issue resolved. Joe DeChant volunteered to contact the county to see if they can help with this issue. Cody and Glenn will work with Joe on this process. Cody asked that anytime you see something being done that is not within our guideline to contact the Architectural Committee so they can investigate the issue.

Boat Launch Area & Other Water Areas

John Garvin reported that Bill Miniati's company, Lakeview Marine, was awarded the bid to do the seawall for the boat ramp on Wedgewood Loop. Bill reported that he has had to resubmit a permit as the original one submitted was not for commercial property and it must be commercial since it is for the association. He is hoping to get it approved soon and get started on it. Glenn reported we have received the license from TRWD for our water areas. This permit is in effect until 5/21.

POA Website: Nelda reported there have been some changes to the website and encourages everyone to look at it and give her any feedback they may have. She also requested that anyone having pictures of the community forward them to her so she can add them to the website. It was suggested pictures of the fishing pier and boat ramp would be good to help show the amenities we have.

Computer System, Software, Hardware: James Skains reported that he has been working with Glenn to get a better system for the organization. He bought a Dell desk top computer and a new hard drive for less than \$200.00 and it is large enough to hold anything we need to put on it. Quick Books 2020 will be purchased and added to the hard drive, and the normal software still needs to be purchased and added, which he thinks will be around \$200.00 also. James will make the purchases and install on the computer. The computer is running great, much faster than the old one and is very expandable for anything we may need.

New Business: Glenn reported due to a suggestion at the Executive Board meeting held immediately after the Annual meeting of October 17, 2020 we will be having an audit performed each year. Everyone agree it was a good idea, it not only protected Glenn, but the entire Board.

Kirsten made a motion that an audit be done, Bill Miniati seconded the motion. Kirsten volunteered to get three proposals, along with the cost and report them to Glenn. Glenn will let the Board know the outcome.

Community Input: Rodney suggested that someone needs to cut the vines down around the entrance sign as it is getting hard to see the name of the community.

Glenn reported that if the Covid 19 continues to spread we will continue to hold meetings outside the building to help with the social distancing and once the weather gets cold, we will reevaluate.

Kirstin made a motion that the meeting be adjourned, Cile seconded, meeting adjourned.

Meeting adjourned at 10:12



Submitted by:

Nelda Edwards, Secretary
Nelda Edwards, Secretary

November 14 2020
Date