



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

**OHOA MEETING MINUTES**

**JUNE 13, 2020**

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**PRESENT:**

**Board Members:** Glenn Hughes, Cody Rodgers,, Cile Stokes, John Garvin, Nelda Edwards,

**Bookkeeper:** Glenn Hughes

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**ABSENT:**

**Board Members:** Mary Clark, Kirsten Kirlin

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Glenn Hughes, President, called the meeting to order at 9:30 and asked for volunteers to give the invocation. Dave Jones, resident gave the Invocation. There were 6 board members and 9 residents in attendance.

**Previous Minutes:** The minutes of the March 14, 2020 have been approved and posted on the website. There should have been a meeting in May, but due to the Coronavirus the meeting was not held. The annual meeting will be held the 3<sup>rd</sup> Saturday of August (15<sup>th</sup>). It may have to be held outside the annex building, depending on the Coronavirus restrictions at that time. Elections will be held at the annual meeting.

**Bookkeeper Report:** Glenn Hughes reviewed the Cash Status Reports for March, April and May. Glenn noted that the biggest expense we had was in April. It was for \$3,646.65 to Moseley Insurance for the POA yearly liability insurance. Glenn reminded everyone to check the boat launch area and the fishing pier area gates as often as we can to be sure they are locked. If gates are not kept locked our insurance could deny a claim. Glenn asked for questions regarding reports, there were none. John Garvin made a motion that the Cash Status Reports be approved, 2<sup>nd</sup> by Cody Rodgers, all approved. Cash Status Reports will be put on the association website.

**Neighborhood Watch Report** was given by Beth Jones. Beth shared that at the first part of March the fishing pier gate was left open quite often and Dave talked to several people that were on fishing pier. He explained the purpose on locking gate, everyone was cordial and gate was closed. Bill Miniati reported there have been some thefts at his new home construction site, but it was items that were discarded in the dumpster so not sure why they were taken, but nothing has been broken into. Judy DeChant, property owner, reported that her son had a motor stolen from his johnboat. Rodney Johnson, property owner, asked about the status of the house on the corner of Blue Jay (where Brian Musser lives). Cody Rodgers reported that Brian is in jail and a friend of his came by and mowed the yard a few days ago and is going to work on getting this organized in the yard as not sure when Brian will be home. Bill Miniati reported there have been some complaints about the house on Palaside Place (105) being used as a vacation rental and asked about the status of this as it was after the Board voted on no more vacation homes would be allowed in the subdivision. (as of November 30, 2019). Glenn has talked to the owners and it was determined they were under contract before the November 30, 2019 decision was made, therefore the owners are able to use house as a vacation rental. Cody Rodgers noted that the association Property Restriction state all homes are for singe-family residential homes that are a private residence (See Property Restrictions, item #2. For exact wording). Robert Plimpton, property owner noted that the By-Laws have never been updated and there is a supreme court ruling dealing with this type of situation. Glenn asked that this discussion be postponed until the annual meeting in August for more discussion. Beth reported that there is still a need for someone to serve on the Crime Watch Committee to drive around the neighborhoods on Thursdays.

**Architectural Committee Report** was given by Cody Rodgers. Five new permits have been given and there are four more coming. There has been inquiry about bringing in storage containers to convert into a home. It was explained that the same guidelines have to be followed as any other home and the house must be finished before it can be brought in. Judy DeChant, property owner asked if there is anything that can be done about the building on Southlake that was brought in quite a while ago and has not been finished into a house, and it has to be after the deadline granted on the permit. Cile Stokes, property owner suggest we file a lien or get a collection agency after people that do not abide by their permit and/or people that do not pay the dues. Several property owners suggested that due to cost we use a collection agency, and we need to be more consistent on this type of issue.

**Annual Meeting Report:** Glenn Hughes, Board President, reminded everyone that the annual meeting will be August 15, 2020 and hopefully by that time we can meet inside the building. It will all be determined by the guidelines set for meetings due to the Coronavirus. If not allowed to meet inside annex building we will have to meet outside the building again. Mary Clark will be in charge of the sign in sheets and handing out the ballots to voting members in good standing. Glenn will furnish her the updated list the morning of the meeting. Cile Stokes will be in charge of refreshments and Nelda Edwards will be in charge of getting ballots ready. Due to the fact that Nelda is up for re-election she will not be able to count the votes turned in. Cile Stokes and Bill Miniati volunteered to count the votes. (It was later noted that due to fact that Cile is up for re-election she will not be able to help count votes, so another Board member will be appointed) Nelda Edwards reported that she has 3 or 4 people that may be interested in serving on the Board and she will be contacting them again in late July to verify and to make sure they are up to date on their assessments.

**Newsletter, Assessments, Stuffing, Mail-out:** Glenn Hughes, will be printing the annual due statements within the next couple of weeks. Once printed he will get with Board members to set up a date, time and place to get together to stuff envelopes with the newsletter and statements for mailing. The newsletter has been sent to the printer and should be ready soon.

**New Business:** Glenn Hughes, Board President reported that he has contacted the county about the pot holes in the neighborhood and even offered to pick up some of the material used to fill the holes himself and put it out, but the county said they will be getting to it soon as due to the Coronavirus they are behind schedule. It was suggested we may have to go to the Commissioners Court and file a complaint to get it done. Nicole Sprabary, property owner stated that the court is being held every other Tuesday on the internet and anyone can listen and asked to be put on the agenda.

John Garvin, Vice President reported that he has received three bids for the repair of the boat launch area on Wedgewood Loop. One bid was for \$9,000 using black steel, one for \$15,900 and one for \$12,600. Discussion was held regarding the cost and it was brought to everyone's attention that no matter who we might decide to do the work, there is a waiting list to get the work done, possibly up to six months. Most contractors will require a down payment to begin the work and final payment upon completion. These prices do not include any crushed rock to go on the driveway. Joseph DeChant volunteered to get some prices for crushed rock and give them to John Garvin. John Garvin made a motion to get the boat ramp on Wedgewood Loop fixed as soon as possible and funds allow. John Garvin will get with all three contractors and determine which is the best price for the work they are purposing and will report which contractor was awarded the contract and when work can be expected to be done and will report at annual meeting. Cody Rodgers seconded the motion, all voted in favor of motion.

**Use of building changes:** Glenn Hughes reported that due to the Coronavirus guidelines on number of people at a gathering the building will not be rented until the restrictions change.

**Comments from residents:** Beth Jones, property owner noted that the area that the homeless man is living is getting more littered every time they go by there on patrol. There is trash thrown everywhere and it is not contained and seems to be growing. It was suggested she get in touch with the Fire Marshall and see if there is anything she can help us do as it is becoming a hazard. It was also noted that the metal building on Southlake is becoming the same way. Once again it was suggested contacting the Fire Marshall and/or turning in a Nuisance Report on line.

Nicole Sprabary, property owner suggested we might try to help him and others instead of always turning them into the Fire Marshall, as well as helping others that do not pay their dues. It seems all we are interested in is the money and not the people. Glenn Hughes suggested she have some ideas ready at the annual meeting for discussion.

Glenn Hughes reminded everyone that the 4<sup>th</sup> of July will be here soon and yes, fireworks are legal here, so please do not call him about it. The big issue will be if people are using the fishing pier to shoot off their fireworks it could damage the boards. If you see someone using the fishing pier for this ask them move somewhere else. It was suggested we might make up a sign that says "do not shoot fireworks off this dock". Cody Rodgers volunteered to make the sign and put it up.

Cody Rodgers made a motion the meeting be adjourned. John Garvin seconded the motion. All approved.

Meeting adjourned at 10:40.



Submitted by:

*Nelda Edwards, Secretary*

Nelda Edwards, Secretary

*June 13, 2020*

Date