



OAK HARBOR OWNERS' ASSOCIATION
OAK HARBOR ~ TANGLEWOOD SHORES

OHOA MEETING MINUTES

AUGUST 21, 2021

PRESENT:

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

Bookkeeper: Glenn Hughes

ABSENT:

Board Members: None

Glenn Hughes, President, called the meeting to order at 9:32 and welcomed everyone. Glenn asked for volunteers to give the invocation. Joe DeChant lead the group in the invocation. There were 8 board members and 19 residents in attendance.

Previous Minutes: The October 17, 2020 annual meeting minutes were previously approved and are posted on the Association website. Minutes of the July 10, 2021 meeting have been approved and posted on the website.

Bookkeeper, Glenn Hughes, reviewed the Cash Status Report for July 2021 noting that the biggest expenses were for the roof repair/inside painting at the annex building, as well as Lowe's for supplies to build picnic tables placed at both boat ramps, and computer upgrade expenses.

Glenn also reviewed the year end Profit and Loss report.

Glenn asked for any questions on either report. There were no questions. Cody made a motion the Cash Status Report for July 2021 and the year end Profit & Loss report be approved as presented. Jim seconded the motion, all approved. The reports will be posted to the association website for viewing.

COMMITTEE REPORTS:

Web Master Report: Jim reported he is working on updates for the association website and will be making several changes after today's meeting. More people are starting to view the Facebook page and he is putting information on it to keep everything updated. He has been working with Glenn for a few weeks on the conversion from 2008 to 2020 software. It is a slow process due to them checking and double checking everything entered for accuracy.

Neighborhood Watch Report: Beth Jones, Committee Chairperson, reported that the gate is still being left unlocked on some occasions. She passed out a notice for all Neighborhood Watch participants to use if they find gate open. It explains the purpose of locking the gate. She asked that participants put the notice on a person's car if at the fishing pier and/or hand it to the people using the pier.

Beth also recommended the Association visit the idea of adding more streetlights in the neighborhood and possibly ask residents to leave their porch lights on at night. At the present time she has someone driving every night but could use others as substitutes, so give her a call if interested.

Architectural Committee Report: Glenn announced he has been notified of Senate Bill 1588 that has been passed and signed by the Governor in June will become effective September 1, 2021. This Senate Bill impacts the members of this committee. Basically, the bill states anyone on the Board of Directors can not be related to anyone on the Architectural Committee and/or can't reside in a current board member's household. We need to take this into consideration before our voting for board members today. Cody Rodgers stated he will stay on the Board if elected and Beth Jones has withdrawn her name from the ballot as her husband, Dave serves on the Architectural Committee.

Cody Rodgers reported there has been 10 new permits given in the last month. Some have been requests from individuals and some have been from an investment company that has purchased several lots in the divisions. Several back dues were collected when the permits were given, along with a copy of the restrictions. Cody thanked everyone for their help in letting them know of anything they see being built, so that the committee can make sure restrictions are being followed.

Rodney Johnson, past Board Member announced that he will not be able to coordinate the Toys 4 Tots fund raising event this year. He explained what a person needs to do to have this event. The event was cancelled the last two years due to Covid and he has not heard anything about it this year. When asked for volunteers Roberta and Anders Willer expressed an interest and volunteered to coordinate it this year. They will get together with Rodney after the meeting to get the details.

Property Owners comments:

*POA DUES: Due to rising costs of everything we may need to raise our POA dues. The current fee of \$50.00 does not cover very much. What do we need to do to raise the fee? Glenn explained that we must have 2/3 of the homeowners vote to change the restrictions but we could change the assessments in the bylaws, then file the bylaws with the county and state for it to be legal. Unfortunately, there are several properties that we are unable to find the owners to have enough to vote.

*BEAUMGUARD CENTER (annex building rental): We are currently renting the annex building to any property owner, in good standing, for \$200.00 a day, which is not covering the electric expense of \$100.00 for three hours. After discussion it was recommended, we change the rental fee to \$300.00 for 4 hours (1/2 day) with a refundable \$200.00 deposit. \$500.00 for a full day (8 hours) with a \$200.00 refundable deposit. Set up time will be included in the time of the rental .

Cody made a motion that we change our rental fee for the annex building to \$300.00 for 4 hours, \$500.00 for 8 hours with a \$200.00 refundable deposit. The set up time will be part of the rental time. John seconded the motion. All approved.

*Building permits are currently at \$15.00 for any kind of permit. After discussion it was recommended we have different fees for different permits. I.E. building a fence is one category, will bringing in or building a house would be another category and the fees should be different. It was recommended we change all permits to \$25.00 at the present time and do some research into what fees should be. Joe DeChant volunteered to develop a fee schedule to be charged, depending on the type of permit needed. Joe will have the fee schedule for discussion at the September meeting. Kirstin made a motion all building permits be increased from \$15.00 to \$25.00 effective immediately, with a fee schedule to be reviewed at the September 11, 2021 meeting. Cody seconded the motion. All approved.

*What is the total number of dues that are being paid by residents at this time? Glenn reported due to changing over computer systems at the present time he knows we have less than 50% paying their annual dues. Glenn will have a report of this information at the September meeting and future meetings.

*Pot holes are getting worse and numerous. Any idea when they will be worked on? We have residents using excess gravel and/or rocks and cement to fill in the holes they are getting so bad. Cody explained there is a committee working with County Commissioner Scott Tuley on getting our roads repaired the right way. He explained that part of the problem is due to poor water drainage, which is the first thing the county will work on. The water stands in the roads causing them to collapse, due to no culverts where needed and/or culverts that are crushed. Scott will be bringing in a machine to dig out the ditches so culverts can be installed. Residents are responsible for buying their own culvert and the county will install it. Any property from the telephone pole to the street is the county's and they will dig out those ditches, no questions asked. Residents must have their cars, etc out of the way once they get started with the digging. They are scheduled to begin in the back of the division (Tanglewood Shores area) and work toward the front. By doing it this way the heavy trucks coming in will not tear up the roads as they are repaired. Work scheduled to begin in September.

City-Wide Cleanup: Beth asked if we will be participating in the clean up this year. Glenn will check with the city for verification of date and let POA know.

Introduction of Candidates: Beth Jones asked that her name be removed from the ballot. Jim Baker, Judy DeChant, John Garvin, Kirsten Kirlin and Cody Rodgers introduced themselves. It was explained there are 3 position open for candidates and each member should vote for the three of their choice. All votes should be signed and given to Nelda to count.

There were 27 residents in attendance, including 8 board members. One resident left without voting.

New Board members were announced: John Garvin, Cody Rodgers, Kirsten Kirlin are the elected Board Members. Congratulations were given to all.

Volunteer Sign-UP: Glenn reminded everyone there are Volunteer Sign-Up sheets available for residents to sign up to help however they can.

Kirsten Kirlin made a motion to adjourn the meeting.
John Garvin seconded the motion.

Meeting adjourned at 11:52.



Submitted by:

Nelda Edwards, Secretary

August 21, 2021

Nelda Edwards, Secretary

Date