



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

OHOA MEETING MINUTES

JUNE 12, 2021

PRESENT:

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

Bookkeeper: Glenn Hughes

ABSENT:

Board Members: Kirsten Kirlin

Glenn Hughes, President, called the meeting to order at 9:30 and welcomed everyone. Glenn asked for volunteers to give the invocation. Dave Jones, resident gave the invocation. There were 8 board members and 10 residents in attendance.

Previous Minutes: The minutes of the March 13, 2021 have been approved and posted on the website.

Guest Speaker: Scott Tuley, Henderson County Commissioner attended the meeting to explain to the community the issues with the roads in the development. The county is 8 to 10 weeks behind on their schedule due to the many rains we have recently had, as well as some equipment failure. They had a tire blow and it took a whole day to get it ordered and replaced. He has eight guys that work for him, and one of them is the dump guy. The schedule they have right now is to finish up on Cedar Branch Park, then go to Bushwacker addition and then Oak Harbor. They are hoping to finish up in their current community in the next week. They are now using a code mix to repair the roads/potholes as the previous mix was not holding up. The cost is \$92,000 per load and consists of sand and oil mix that has been recycled. Scott has a budget of \$750,000 and has discovered he can double the amount of road repair done by using the new mix. The funds he is saving on materials he is using to buy new equipment. Scott explained that one of the biggest issues in our sub-divisions is water not draining, mainly due to the fact there are not enough culverts to allow water to drain. Probably 80% of the culverts in our sub-divisions are the original ones and have been crushed in over the years and never replaced. He would like to see us educate our homeowners about the issue and direct them on who to contact on buying new ones and he will replace them at no cost for replacement. It is the county's responsibility to get the water off the road and Scott has the authority to pull any culvert he needs to and the homeowner will have to pay for the replacement. He does not want to use that option at this time. David Jones, resident suggested we take a survey to see how many culverts we need to replace so we will know what we are facing. Scott noted its close to 5 to 7 miles in the sub-divisions and 1100 lots. Scott explained he has been working with Cedar Branch Park on the same issue, and they are doing it in three stages, which has been working well. It would be good for us to consider the same thing and come up with a plan to get started.

Scott suggested that John Garvin, Cody Rodgers, and David Jones get together and determine the number of culverts that will be needed and let him know as soon as possible. Scott reminded everyone that it costs approximately \$365,000 to re-do a road from scratch and if we don't correct the drainage issue the roads will just be torn up again. They will start at the back of the division and work toward the front, which should help with traffic issues. Scott also explained that once the work starts on the culverts people will need to keep their cars off the road so they can do their work. If a car is in the way, that house will be skipped. If it is an abandoned property and the culvert needs replacing, they will pull the old one out and not replaced.

Scott asked that John, Cody and Dave have a plan of action to him as soon as possible as he would like to get phase one started and completed by Labor Day.

It was suggested we ask for donations for culverts for homeowners that can't afford one. It was also suggested we ask people to pay for one of others. Glenn commented that first we need to see how many we need, **where they are needed and then discuss how to proceed.**

Norman Edwards, resident asked about the safety issue of getting out of our neighborhoods. We have had severe fires in the past and have no way to get out and the fire/tank truck had problems getting into the area due to the traffic. **Scott will see what he can find out and give Glenn an answer.**

Glenn Hughes, President noted that Scott has agreed to let our sub-divisions have a couple of free dumps at the county dump yard so that we can have a neighborhood clean-up. Joe DeChant advised that he has a trailer dumpster that we can use free of charge. **Glenn advised that we will put this information on the next meeting agenda and set a date or two for the neighborhood clean-up.**

Scott requested that we give him a list of the signs and poles missing and he will get them replaced. It was asked if we could put up some "no thru truck access" signs once we get our roads fixed to help with the maintenance. Scott explained that would not be possible as there is not a bridge of any kind that bears weight for them to go over and they are allowed in residential neighbors for deliveries. Scott's schedule for maintenance for the next few weeks will be the chip sealing of Leisureland, then go to Cedar Branch Park to work, then Oak Harbor, then Bushwacker.

Bookkeeper Report: Glenn Hughes reviewed the Cash Status Reports for March, April and May 2021. Glenn explained we are continuing to receive dues and transfer fees. The transfer fees have been increased from \$25.00 to \$100.00, which is still lower than most POA's in the area. Glenn asked for questions regarding reports, there were none. Cody Rodgers made a motion that the Cash Status Reports be approved as presented, 2nd by Jim Skains, all approved. Cash Status Reports will be added to the association website.

Webmaster Report : Jim Skains reported that he is doing a lot of behind the scenes clean-up, most people will not notice. He is also working on taking pictures to use on the website and will be working on putting more information on the association Facebook page as more people look at it on a regular basis.

Neighborhood Watch Report: Beth Jones reported that she needs someone to help with one day a week and to help with fill in when people are out of town. It has been reported that people have broken into the house on Wedgewood (where Rodger lived) and have trashed it and stolen a lot out of it. Brian Musser is going in and out of it to try to help with the stealing. It has also been reported that someone has reported a man peeping into her windows, so we need to be on the lookout for that.

Architectural Committee Report: Cody Rodgers reported that eight permits have been issued recently, mainly for fences and one is for a second house on Blue Jay. Beth Jones, homeowner, asked if there is a deadline given when a permit is issued. If so, what is done when the deadline is past. Do we make them get a second permit and pay of it or just let it go. **Glenn suggested this be put on the agenda for our next meeting so it can be discussed.** Cody reported that an RV has been moved in on Elk Cove and he has talked to the person and let them know that it can not stay as we do not allow living in an RV. The people with the RV on Wedgewood have been talked to several times and told they must move as we do not allow living in an RV. Glenn has talked to the water department and is working with them to get the water disconnected from the trailer, as it is not hooked up properly. He wants to wait until the water

department has had time to get the water situation taken care of before we do anything else. Dave Jones, homeowner, asked if the Architectural Committee has any authority to tell people they can not live somewhere. It makes it hard for the committee to do their job with no backup. Glenn explained that he likes to use the municipal authorities to take care of issues rather than use POA money, but he does have a letter that can be sent to people. Cile Stokes, Board Member **suggested we need to look at our process and possibly revise it.**

Annual Meeting Report: Glenn Hughes, Board President, reminded everyone that the annual meeting will be August 21, 2021. There are three Board Members that are up for re-election, John Garvin, Cody Rodgers and Kirsten Kirlin. Beth Jones volunteered to be in charge of the sign in sheets and handing out the ballots to voting members in good standing, Debbie Skains volunteered to help with the sign in. 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.

Newsletter, Assessments, Stuffing, Mail-out: Glenn Hughes, Board President reported he has most of the assessments printed and the preliminary newsletter is ready. If anyone has anything to add to the newsletter he will need the information by this Wednesday. He will be taking the newsletter to the printer on Thursday or Friday. As soon as it is finished at the printer we will need to get together to stuff envelopes with the statements and newsletter. Glenn will let Board and anyone else interested in helping know when we can get together.

Other Business: Glenn Hughes, Board President reported the Wedgwood Loop boat ramp should be open soon, it still has some cleaning up that needs to be finished (mowing, etc).

The POA still has a printer for sale. If anyone is interested, let Glenn know.

New Business: Glenn Hughes, Board President reported now that Covid guidelines are changing we might want to start renting the building again but we need to reconsider the fee we charge. Joe DeChant, Board Member suggested we charge \$250.00 plus a cleaning fee, plus electricity. **Glenn will put this on the agenda for the annual meeting.**

Joe DeChant, Board Member suggested the Architectural Committee members might want to make up some type of flyer/letter to give to people when a permit is issued that explains the culvert information.

Cody Rodgers, Board Member/Architectural Committee member volunteered to develop something to give with permits.

Joe DeChant, Board Member asked why **building permits were only \$15.00.** That is not the going rate around the area and should possibly be reconsidered. **Glenn Hughes, Board President will put this on the agenda for the next meeting to discuss.**

Jim Skains, Board Member made a motion the meeting be adjourned. John Garvin seconded the motion. All approved.

Meeting adjourned at 11:30



Submitted by:

Nelda Edwards, Secretary

Nelda Edwards, Secretary

June 12, 2021

Date