



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

**OHOA MEETING MINUTES**

**JULY 10, 2021**

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**PRESENT:**

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

**Bookkeeper:** Glenn Hughes

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**ABSENT:**

**Board Members:** Bill Miniati

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Glenn Hughes, President, called the meeting to order at 9:32 and welcomed everyone. Glenn asked for volunteers to give the invocation. No one volunteered so Glenn gave the invocation. There were 8 board members and 9 residents in attendance.

**Previous Minutes:** The minutes of the June 12, 2021, have been approved and posted on the website. Glenn reminded the Board that the minutes are sent to them first and they have one week to let Nelda know of any corrections before they are put on the website.

Glenn announced to the Board that he has been working on getting Quick Books installed to the computer he uses for the POA business. It was well into getting everything set up and there was a tower outage in the entire area for almost two days, so the download was not successful. He will be meeting with the person helping him set this up again next Wednesday (7/14) to try to complete the process.

Glenn announced that he has been getting many calls about the loose pig in the neighborhood. From what he understands it belongs to someone in the neighborhood that does not want it anymore and just let it go, but that is hearsay. We will need to catch the pig and then decide what needs to be done with it. Glenn will get with a resident on Gull Cove that has a cage we may be able to use.

**Bookkeeper Report:** Glenn Hughes reviewed the Cash Status Reports for June 2021. Glenn noted there is an entry that did not get listed separately on the June Cash Status Report. It was income from Suddenlink that needs to be shown as a separate item. Glenn will make the correction and send to the Board before it goes on the website. Dues are coming in daily and are being deposited making the Cash Status Report change daily. Glenn asked for questions regarding reports, there were none. Cody Rodgers made a motion that the Cash Status Reports be approved as presented, 2<sup>nd</sup> by Jim Skains, all approved. Cash Status Reports will be added to the association website once the corrected report is generated.

**Webmaster Report/Facebook Page :** Jim Skains reported that he is continuing to work on the webpage making changes. The recent change he did was to make a link on the "Burning Restrictions" link that takes you directly to the Henderson County Fire Marshall page for information that will be most current. Jim asked that we start using the Facebook page more and encourage other homeowners to do the same. There are only 49 followers on our Facebook page, and we have over 500 homeowners in our divisions. It was suggested he put a link on the Facebook page that goes directly to the police department, as well as a link directly to the Watchdog page so people can find the information they want

quicker, and possibly a picture of one of the gates when it has been left unlocked. Jim will be taking more pictures as the weather stays nice and will post them and he commented that he wants to put more and more positive things on the Facebook page. If people looking at buying property in our area get a more positive impression of the neighborhoods it helps everyone.

**Neighborhood Watch Report:** Beth Jones, Committee Chairman, reported that she has began keeping a log for the gates on both boat docks, as our insurance agent suggested. When people are doing their Crime Watch drive or anyone out driving around see one of the gates unlocked, they need to note the date and time they found it unlocked, lock the gate, and let Beth know so she can keep a record of it. Beth suggested we get newer brighter signs to put up on the docks. Our signs are not noticeable unless you are looking for them. Beth has seen one that is more noticeable and will get a picture of it so that we can discuss further. Kirsten Kirlin, Board Member asked about putting up more cameras. We have discussed this in the past but did not act on it and it needs to be done to help with the problem of gates being left open as it is getting to be more often. John Garvin has one at his house that can see the boat dock on Southlake and he recently captured a Board Member leaving the gate open. John has done some welding on both gates and fences to make them more stable and make it harder to possibly climb over the fence. He still has some work to do on the Southlake fence. The tree we were using for the camera at the fishing pier was a neighbor's tree and it has been cut down so we will need to look for somewhere else to put a camera. Joe DeChant, Board Member reminded everyone that the ones we have need to be taken down and reviewed to see what and when things are going on. He has a new type of game camera that uses wi-fi so that you can be notified on your phone when there is activity. It costs \$20.00 a month for the service and there is no contract, plus it has a better picture. If we use it, we can download a video or picture of someone leaving the gate open and if the Board does not know who it is, it can be put on our Facebook page to see if anyone knows who it is so we can talk to them about the issue. Joe has an extra camera the POA can use before buying one to see if it will do what is needed. **Kirsten Kirlin, Board Member made a motion that "we put the camera Joe has up and subscribe to the service, at the POA's expense for 3 months to see the results and revisit after 3 months". Cile Stokes seconded the motion. All approved, motion carried. Joe will get with Glenn, as bookkeeper, about the billing and get the camera set up.** Beth commented that there is an issue with parking at the boat ramp on Southlake. There have been several cars there without trailers and people are parking in front of the gate of the neighbor's fence and he can not get his mower out of his back yard to mow. It was suggested we come up with something to show people how to park to maximize the parking. **It was recommended the Architectural Committee discuss this issue more and come up with a suggestion/solution.**

Resident suggested we might want to think about hiring a security guard for the neighborhoods for weekends and holidays. His opinion was if we had a security guard we might learn where some of our problems come from. Nelda Edwards, Board Member commented there is a Seven Points policeman that lives in the community right now and she can talk to him to see if he might be interested in some "off duty" work. Cile Stokes, Board Member, also volunteered to call some security companies to find out their rates.

**Architectural Committee Report:** Cody Rodgers reported there has been 2 or 3 requests for permits during the last 30 days. He also asked that anyone driving around and see any thing being built, fences, additions, etc. to give him a call and let him know and he will check it out. The Architectural Committee can not catch everything by themselves, and it takes everyone keeping their eyes open to help keep the community looking better. Cile Stokes, Board Member suggested we increase the building permit fee from \$15.00 to at least \$25.00. Nelda Edwards, Board Member asked if there is a timeframe on the permit fees. Cody Rodgers explained there is a timeframe of six months on each permit issued, but it has not been enforced. Cody suggested the permit fee be increased to \$25.00 and after the six months has expired, another permit must be purchased. **Glenn Hughes, President commented that increasing the permit fee to \$25.00 can be addressed at the annual meeting in August.**

Dave Jones, committee member commented that part of the problem is there is nothing telling people that there are restrictions and people do not look at the website to know. It was brought to Dave's attention

there is a sign on the fence when you first enter the division about moving things in and/or permits needed. Dave will review the sign and see if it has the correct wording and how visible it is to people coming into the community.

Residents commented they have some issues with the way things are being done throughout the community. Old trailers are being allowed to be brought in by some people and others are told they can not bring a trailer in. It seems to be a who you know system. They also voiced a complaint that the Board is spending a lot of money on the boat docks and letting the grass grow up in yards of abandoned trailers and trailers are abandoned and no one does anything about them. Residents voiced their opinion that people are not paying their dues because they are not seeing anything being done about the abandoned trailers. It was explained that anyone can turn in a complaint to the Fire Marshall, and they will try to find the owners. As a Board we do not have the authority to do anything with the trailers or yards as it would be trespassing. There are several trailers we have no idea who really owns them as they get sold from one person to another without going thru a title company, therefore we are not notified they have been sold. We can put a lien on the property, but if they are not sold thru a title company the lien is not known about. When a lien is filed on the property, owner does not know about the lien until the property is being sold. The Board does not want property to have to pay taxes on and/or must try to sell. Glenn Hughes, President does a lot of work trying to track down the owners of these properties and has found some, but it is very time consuming and can take months to accomplish. If anyone knows who owns any of these properties get with Glenn and let him know.

Glenn reported that the steps have been taken to get the trailer on Chaparral moved, notification has been given to the trailer on Wedgewood and the trailer on Elk Cove is being worked on. We must follow the laws and it is not an overnight job, but things are being done, it is just not visible.

Resident asked if we could do anything about the speeding in the neighborhood. 35 mph is too fast, and most people drive more than 35 mph. Dave Jones suggested taking pictures of the vehicles speeding and sending them to the police and see if there is anything they can do to help. The more pictures we send the better chance something will be done, at the least the police may come out and talk to that person. The Architectural Committee is meeting with Scott Tuley, County Commissioner Monday and they will ask him about it.

**Candidates for Board of Directors:** 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 oversee 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 them the updated list the morning of the meeting. Cile Stokes and Kirsten Kirlin will oversee refreshments and Nelda Edwards will oversee having ballots ready. Nelda announced there is one, possibly three other candidates for the Board. They are Beth Jones, possibly Judy DeChant, and possibly Mark Smith. It was suggested something be put on our Facebook page about the annual meeting and the Board openings. Nelda will put an announcement on the Facebook page to contact her if interested.

**Newsletter, Assessments, Stuffing, Mail-out:** Glenn Hughes, Board President thanked the members who met on June 25, 2021 and stuffed envelopes with the assessments and newsletter. It took about three hours to finish, and afterwards they enjoyed pizza together. The newsletter is on the webpage for viewing and Jim Skains will be putting it on the Facebook page a little at a time.

### **New Business OR Update on Old Business:**

a) Glenn Hughes, Board President reported the Wedgewood Loop boat ramp is open and being used. John Garvin and Jim Skains suggested we put two picnic tables there so that people will have a place to sit while

fishing and/or unloading/loading their boat. We have the metal frames, just need to buy some lumber, screws, etc. to finish building them. Judy DeChant, resident suggested that due to cost of lumber we look at buying tables already made. Joe DeChant reported he had recently bought some at Home Depot or Lowes, he was not sure, that were quality tables for around \$200.00. John Garvin, Jim Skains and Joe DeChant will price the lumber and supplies needed and the price of already built tables and see which would be best option. Kirsten Kirlin, Board member made a motion that we put 2 tables at the Wedgewood Loop boat ramp and one at the Southlake boat ramp and that the three men make the decision after pricing done, having a budget of \$600.00 to \$700.00. It was seconded by John Garvin. All approved.

Glenn Hughes reported that during the mowing of the boat ramps his lawnmower was broken and will need to have some repairs done. Cody Rodgers stated that due to the mower being used to mow properties in the sub-divisions it should be fixed anytime it is needed without having to get approval.

**b)** A free dump trailer option with Scott Tuley will be discussed and reported at Annual Meeting.

**c)** Meeting with Scott Tuley/assignments. The Architectural Committee will be meeting with Scott Tuley, Monday, July 12, 2021, to discuss with him the culverts needed, how many, where and how to get started. They will report findings/recommendations back to the Board for future plans.

**d)** Due to increase of electricity charges the use of the building for meetings will need to be discussed at the annual meeting. Glenn Hughes, President asked that Board/residents give recommendations on how to determine cost charged.

#### **Other Business:**

Glenn Hughes, President reminded everyone that "somebody" has to do the many odd jobs around the community, and they can be done by "anybody". One thing in particular is the watering of the plants in the planter of the entrance. If "everybody" helps it makes our community a better place to live and looks better. If you can be a "somebody" to help with this weekly/bi-weekly job, contact Glenn. Another odd job to be done on a regular basis is picking up the trash on your street. "Everybody" helps make the mess, but "somebody" has to pick it up. Are you one of the "anybodys" that can help?

A motion was made that Board Member Bill Miniati be removed from the Board. The motion was seconded and voted on. The motion was approved. Bill Miniati is no longer a Board Member.

Kirsten Kirlin, Board Member made a motion the meeting be adjourned. Joe DeChant seconded the motion. All approved.

Meeting adjourned at 11:20



Submitted by:

*Nelda Edwards, Secretary*

Nelda Edwards, Secretary

*July 12, 2021*

Date