



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

OHOA MEETING MINUTES

MARCH 12, 2022

PRESENT:

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

Board Member Absent: Kirstin Kirlin

Glenn Hughes, President, called the meeting to order at 9:35 and asked Joe DeChant to lead the invocation. There were 8 board members and 14 residents in attendance.

Glenn reminded everyone the February 12, 2022 minutes have been approved and posted on the website.

Cash Status Report: Glenn asked everyone to review February Cash Status Report. It was and is available to them when they entered the meeting, along with a copy of the January Cash Status Report for comparison. Glenn asked for any questions. It was noted there was an increase in the electricity. This is partly due to ten (10) streetlights being turned on. It was also noted the payment to Tarrant County Water District payment for permits to the three water areas in the development that is a yearly charge. There being no questions, Joe DeChant made a motion the February Cash Status Report be approved as presented. Jim Skains seconded the motion. Vote was taken, all approved. The February Cash Status will be posted on the website.

Treasurer Report: Jim Skains reported according to budget we are on target for the year.

Update Reports:

Web Page: Jim Skains reported there are several changes being made to our website. There will not be a lot people will notice as it has to do with SB1588 and the required information that must be on the website.

Computer Repair: Jim Skains reported the computer at the POA building is the one that belongs to the association and Jim has made a copy of it to keep at his house for backup. The company that had Glenn's computer could not get it fixed and due to the age, it cannot be updated. There will be some things that will still be done on Glenn's computer and some things will need to be done on the POA's newer computer. At some point the two computers will be merged.

Streetlights: Beth and Dave Jones reported seven (7) lights have been turned on with three (3) more to be turned on soon.

COMMITTEE REPORTS

Architectural Control Committee: Dave Jones, chairperson reported there were a total of four (4) permits issued in February. Three (3) new mobiles and one (1) workshop were permitted. Three (3) have been issued so far for March.

Neighborhood Watch Committee: Beth Jones , chairperson reminded everyone that drives the neighborhood on their watch to call the police if they see anything out of the ordinary. Do Not confront people about what you see, people driving are just to let residents know that we are watching for things and will call the police.

Social Committee: Nelda Edwards, chairperson reported today was the second breakfast held and turnout was better than last time, but still could improve. John Garvin did a great job of cooking blueberry and regular pancakes with sausage and Glenn Hughes made his Texas waffles for anyone wanting one. Next month the menu will change to breakfast burritos and maybe more people will come for that. The committee will try it a few more times to see how it is going. At the present time there has been enough money donated to more than offset the expenses. Future plans include an East Egg Hunt on April 16, 2022 from 3:00-5:00 with some prize (money) eggs hidden. Committee is working on trying to get together a garage sale in May and a fish fry sometime this summer. She encouraged anyone that has ideas of things to do or wants to help get in touch with her.

Maintenance Committee: Cody Rodgers, Chairperson reported they have not been able to finish working on cleaning up the chairs due to the cold weather but should begin working on them again in April (when the weather gets warmer). He reminded everyone the committee did have a dumpster brought in for residents to use and it only took about two (2) weeks to get it full. There were several residents that used the dumpster, and the old pool house room was emptied. The plans are to bring in a dumpster two (2) times a year for everyone to use.

TOYS-4-TOTS Committee: Glenn asked Cile to update the results of this committee as the chairperson was unable to be there. There were more toys than ever donated this year, 280 raffle tickets were sold at \$1.00 each and \$396.50 in cash was donated. An article with pictures of all the toys was in the local newspaper.

NEW BUSINESS: Jim Skains reported he is working on a proposal to open part of the area around the POA building to the residents. It has been mentioned to him residents would like something to do in the neighborhood. In the past the area was open and used by many. More people might pay their assessments if they had this as not everyone uses or wants to use the boat docks or the fishing pier. He plans on talking with Lowe's to ask for a donation of a picnic table or two and wants to put up a basketball goal, a place to play croquet and cornhole and a walking area. Jim has a security system he will donate for the area.

Other Business: Jim Skains called for an Executive Board meeting to be held immediately after the regular meeting.

John Garvin reported he has called Scott Tuley twice to ask about pothole repairs but has not received a return call. At the second call the secretary wrote up a work order for the repair of the potholes. It was suggested that everyone call the office about the repairs and maybe something would be done. John gave the telephone number for everyone to call. It was suggested the telephone number be put on our website under a heading of "road repairs" so people would know who to contact.

Jim Skains reported he wants to open a saving account at the bank. After discussion as to purpose Cody Rodgers made a motion to open a saving account at the bank, Cile seconded the motion. All approved. Jim will get with the bank as soon as possible to open the account.

Glenn gave a thank you to the residents and Board members who have been working hard on cleaning up the yard outside the building and the inside of the building. It takes all of us working to get and keep things done.

Collection Committee(New Committee): Jim Skains reported he and Glenn Hughes have discussed forming a committee to handle collections. There are approximately 1100 properties in the addition with 560 owners and about 45% pay their dues. Jim noted he has been working on getting the owner/property information updated and having this committee will be helpful. Due to the sensitivity of the information, it will be comprised of Board Members. The committee will be comprised of Jim, Glenn, Joe, Nelda and Cile. Glenn will be responsible for printing out statements, then give the statement to Jim who will put a collection letter with the statement, if one is needed. Joe, Nelda and Cile will monitor the activity and help where needed.

Owners in Attendance:

A resident complained about all the loose dogs running around and asked who to call about them. It was reported there is a resident with thirteen dogs (13) in the yard and they are always getting out. It was explained the only thing we can do is call the police department and report it.

Resident asked for update on culverts and the county to clean out our ditches. It was explained the county told us it would begin last September and we have been unable to get an update on new timeframe. This is one of the questions we have for Scott Tuley, who is our county commissioner.

Glenn Hughes called for a motion to close the meeting. The motion was seconded by Cody Rodgers. All Agreed. Meeting was adjourned at 10:30 a.m.



Submitted by:

Nelda Edwards, Secretary
Nelda Edwards, Secretary

March 12, 2022
Date