



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

OHOA MEETING MINUTES

JUNE 11, 2022

PRESENT:

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

Board Members Absent: Kirsten Kirlin

Glenn Hughes, President, called the meeting to order at 9:30 a.m. The meeting was opened with an invocation lead by Joe DeChant. There were 8 board members and 14 residents in attendance. Glenn thanked the Social Committee for the delicious breakfast this morning and gave a thank you to James and Charlene Baker for setting up the tables and chairs.

Glenn reminded everyone the May 14, 2022 minutes have been approved and posted on the website as well as a copy is available at the sign in table.

Cash Status Report: Glenn asked everyone to review the May Cash Status Report that was available to them at the sign in table. Glenn noted we received the annual payment from Suddenlink. We never know when we will receive it and how much it will be; it is an agreement between Suddenlink and our POA that was started years ago regarding users in the community. Glenn asked for questions, there being none Cody Rodgers made a motion to approve the May Cash Status report as presented. Joe DeChant seconded the motion. Vote was taken, all approved. The May Cash Status will be posted on the website.

Report from Scott Tuley, County Commissioner: Mr. Tuley was not present for the meeting. Glenn reminded everyone they should call Mr. Tuley's office for any road issues/concerns they may have. The county work crew has been in our neighborhood lately and has filled all the potholes.

Treasurer/Bookkeeper Report: Jim Skains reported according to budget we are on target for the year. Highlights of the report: our electric bill went down \$256.00 as they have finally gotten the billing combined, giving us a better rate. The collections committee is working behind the scenes to get past assessments collected and has collected about \$2500 to \$3000, with some of them being 10 to 12 years past due, but there are still several outstanding. We are receiving current assessments daily and Jim is still working on statements, and should be finished next week. Cody Rodgers made a motion to accept the treasurer/bookkeeper report as reviewed. Cile Stokes seconded the motion. All approved.

The committee will be recommending foreclosure on a couple of properties soon. This will go to the Board as a recommendation and approval. Tax statements have come out and Glenn has scheduled a date with the tax office to protest the new tax amount for the fishing pier, boat ramps and the annex building. In the past, being a non profit they have not increased the taxes a lot, hopefully that will be the case this year. If the taxes do not go down, we may have to look at an increase in dues to be able to pay the taxes.

Jim reported there is a lot of activity on the web site and in checking it found most of it is from realtors. Jim has some improvements and additions to make to the web site that he will be making after August.

Committee Reports

Architectural Control Committee: Dave Jones reported there was one permit issued last month for a shed. The committee has had several calls about possible building activity but no final permit issued. Dave reported there are two property owners in violation of their permits. One on Deep Harbor and one on Chaparral both have expired permits. Joe DeChant has a letter he developed to send to property owners who are in violation. He will send the letter to the Board for final approval, once approved he will send the letters out. Joe will get the information needed from Dave.

Neighborhood Watch: Beth Jones, chairperson reported there is still an issue with people leaving the gate at the fishing pier open when they go into fish and/ when they leave. At this point all we can do is anytime someone is driving by the fishing pier they need to check to be sure it is locked. The Maintenance Committee is working on a solution for this issue, but all the details are not worked out at this time. As soon as all details are finished, they will present to the Board in a closed session.

Social Committee: Nelda Edwards, chairperson reported the garage sale made \$815.30 all from donated items. The breakfast for July will be pancakes, which John will be cooking. We need to discuss when the August meeting will be held and determine the breakfast after that. Due to the hot weather, holidays and vacations the committee has not planned any type of community activity for June and July. We will be planning other activities later.

Annual Meeting: Nelda reminded everyone we have our annual meeting in August. We have three positions that will need filling. Glenn Hughes, Jim Skains and Judy DeChant have terms expiring in August. If anyone is interested in a position on the Board or know someone that might be interested get with Nelda as soon as possible and she will answer any questions. Nelda reminded everyone there is criteria (see By-Laws) that must be followed to become a Board member, so she must have time to be sure a person is eligible. If you want to nominate someone at the meeting, you need to be sure they are willing to serve and must meet the eligibility criteria. It is also important to remember a person is not running for a particular office, only for a position. Offices are determined by the Board at a later meeting. Glenn reminded everyone the annual meeting in August is the third Saturday of the month, not the second Saturday and he asked for a vote from the Board if they wanted to hold the regular meeting the second Saturday, then the annual meeting the next Saturday. The Board unanimously voted to combine the two meetings to be held the third Saturday of the month. Cile will oversee refreshments for the annual meeting, with the Social Committee offering any help needed. Jim Skains will put an announcement on the website, Facebook and the marquee announcing the annual/monthly combination meeting date. This must be done according to SB1588.

Welcome Committee: Kirsten was unable to be at meeting today, but Rodney Johnson is working on the committee with her. Rodney reported they have a letter, that was Board approved by e-mail, to use and are waiting on the list of residents to get the letters to. Glenn passed out a list to the Board of all property that has been sold since February of 21 for them to work from. Glenn will continue to give Kirsten updates as they happen. Jim Baker, resident, volunteered to help with anything that needs to go the Saltfield tenants as he is the liaison between Saltfield and the tenants. Jim explained he is also the one that gives them a key to the boat ramps and fishing pier. They must sign for the key acknowledging the rules and pay a \$5.00 fee. The fee is used to have keys made.

Maintenance Committee: Cody Rodgers, Chairperson reported the committee has been working behind the scenes cleaning up the area around the POA building and have looked at fishing pier to see what needs

to be done. It will cost approximately \$1000.00 to replace the boards that need to be replaced. The committee has been waiting to be sure we have the funds to do some other things that need to be done but are not a necessity at this time. They will begin the work on the fishing pier soon as it cannot wait. They also want to have a workday for the parking area at the fishing pier, but that will have to wait until it gets cooler. They will need volunteers to help with that work as there is a lot to do. Cody met with Scott Tuley about two weeks ago about the roads and the culvert issue. Scott explained he must have an engineer come into the community to determine what and where things need to be done. He gave Cody a letter that can be given to residents explaining the process and the owner's responsibility in getting the roads ready to be paved. The county will bring a trencher into the neighborhood to dig out the ditches. They will start in Tanglewood as it is the back of the community and they do not want to fix the roads in the front and then drive their heavy equipment over new roads, as it will tear the roads up. It was suggested we try to find out how many culverts are needed and have the owners get together to buy them together to possibly get a discount for buying so many. Cody agreed this was a good idea, but they were to have started last year with this work and still have not started it, so until we know for sure they are ready to start we don't need to rush out and buy a bunch of culverts to sit in people's yard. Cody will let us know when he hears from Scott Tuley about a start date and will keep in touch with Scott Tuley on a regular basis for an update. The letter will be put on our website and Facebook page.

Updates: Cile reported she has talked with two different insurance agents to get an idea of what type of insurance we need and what it will cover, as well as the costs. One example they gave her, if we have playground equipment it would be cheaper if we had it in a fenced in area and there are several guidelines that have to be met (i.e. some type of pea gravel, etc. on play area). To give her a more specific quote they must have a plan showing exactly where and what we are wanting. Jim Skains is working on the plan and will give to Cile once completed and approved. Judy DeChant reminded everyone we must have ADA restrooms in the plan and that can be very expensive. Jim noted we have restrooms in the old bath house area and they can easily be updated.

Joe DeChant reported he has found about 20 locations in Oak Harbor that need new street signs, but he still needs to check Tanglewood to see what signs are needed. Joe has sent a message to Scott Tuley about the signs he has found so far and will give him a list for Tanglewood once completed. He will continue to send messages to Scott until they are replaced.

Joe reminded everyone when riding around in the neighborhoods if you see a house with trash in the yard, overgrown grass, etc. there is a form on the website to report it to the Fire Marshall. If we want to see our neighborhoods cleaned up we need to fill out the form and let the Fire Marshall do their job. He noted you can also fill the form out on the abandoned houses.

Owners in Attendance: Resident suggested we try to buy culverts as a group to help everyone save some money. A homeowner in the audience announced he may have some resources that will give us a bulk discount and to contact him when we get ready. It was agreed this will be something we can try to do once we find out the county is ready to begin work.

There being no further business, Jim Skains made a motion to close the meeting. Joe DeChant seconded the motion. All approved. Meeting was closed at 10:46 a.m.



Submitted by:

Nelda Edwards, Secretary

June 11, 2022