



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

OHOA MEETING MINUTES

DECEMBER 10, 2022

PRESENT:

Board Members: John Garvin, Cody Rodgers, Nelda Edwards, Jim Skains, Judy DeChant, Dorothy Carlisle, Joe DeChant

Board Members Absent: Cile Stokes

The meeting was called to order by John Garvin, President at 9:30 a.m. John began the meeting by asking for volunteers to lead us in an invocation. Dave Jones, member, volunteered and lead the invocation to begin the meeting. There were 7 board members and 9 residents in attendance.

Cash Status Report/Treasurer's Report: Jim Skains reviewed the Cash Status Report, as well as the Treasurer's Report. Jim highlighted the fact the donation of \$885.20 was from the Social Committee proceeds from the garage sale held earlier in the year. The Social Committee donated the money to be spent on playground equipment for the new park. The playground equipment has been purchased and will be installed once the yard is ready. Jim stated income is on the slow side right now, which is to be expected, but it should pick up in January as more bills will be sent out. Jim asked for questions from the Board and/or residents, there being none, Cody Rodgers made a motion the Cash Status Report be approved as read. John Garvin seconded the motion. All approved. The approved December Cash Status report will be added to the records and shown on the POA website.

Committee Reports

Architectural Control Committee: Dave Jones, chairperson reported there were three (3) new permits issued in November. 1 new home, 1 patio extension, and 1 dwelling addition. There is a new issue that has developed over the last week with a travel trailer being moved beside a house at 131 Tanglewood. This same RV was located a little further down the street until recently and they were told it was out of compliance with the POA restrictions. Not sure if it is still out of compliance but will be watching it to see. Joe will get with Dave about sending a compliance letter.

Neighborhood Watch: Beth Jones, chairperson reported there has been no activity reported to her, but she needs some more volunteers. The Edwards are moving and are currently driving on Thursday's, but the day can be changed. Please see Beth after the meeting if you can help.

Social Committee: Nelda Edwards, chairperson reported the committee has \$30.55 money set aside for the Bingo games and \$573.61 in their regular funds. After months of trying and lots of discussion it was decided the committee will no longer serve breakfast the morning of the meeting. The participation from the residents has been very minimal and it is a lot of work for the ladies cooking and cleaning. It can always be looked at in the future. This will also help with the electricity as someone does not have to open the building early and turn on the electricity. The next event planned is "Photos with Santa" for December 17, from 1 to 3. Santa will be available for parents to take pictures of their kids with him and there will be cookies and punch as well as coloring and crafts. January 14 will be a bonfire with the committee providing

hot dogs, buns, tea, and condiments. The residents are asked to bring a side dish of their choosing. Jim Baker and Jim Skains will oversee the bonfire. February 11 will be bingo and March will be a yard sale.

It was suggested the committee move the picnic tables from the boat launch areas as they do not appear to be used and this would give families somewhere to have a picnic. It was stated that yes the picnic tables are used while people are at the boat docks waiting to put their boats in or out of the water and to move them would be to no advantage. It was agreed this issue would need to be tabled and discussed later.

Maintenance Committee: Cody Rodgers, Chairperson reported they have several projects they are working on. They will be scheduling another workday to finish up the fishing pier, once the weather is warmer. They are also working on the parking area repair at the fishing pier. We have gotten a bid of \$10,000 to completely re-do the area, but the committee is trying to come up with another way to repair it ourselves to save some money. Cody noted this is important due to the fact the things that were not repaired at the fishing pier this time have about three to five years before more repairs will be needed. It will cost between \$70,000 to \$80,000 to repair everything the right way, if we are unable to do some of the repairs ourselves..

Toys 4 Tots: Nelda read Cile's report in her absence. Once again, our community really came thru. There were many toys donated as well as 250 raffle tickets @ \$1.00 a piece was sold and \$270.00 was donated in cash.

Welcome Committee-Rodney Johnson was not in attendance for the meeting; therefore, no report was given. Beth Jones reminded the Board this committee is important and seems to never get off the ground and may need to be discussed more in the future.

Old Business: Joe DeChant reported he is sending no compliance letters to residents when they do not follow our restrictions. Unfortunately, there is nothing in our by-laws that will allow us to fine people for not following the restrictions so not a lot happens. Joey will be contacting the County to see if there is anything they can do to help us with this. Joey asked the ACC Committee to contact him and let him know of any violations so he can send a letter. He will also send a copy of the letter to John Garvin and Jim Skains.

Joe asked about the progress of getting wi-fi at the building. Jim reported he has been looking into it and at the present time has decided to wait. In his research Jim found the prices high as it will be considered a business account. He is doing more research and is still using his own hot spot when needed. He will continue to research adding wi-fi at the building as once the security system for the playground is installed wi-fi will most likely be needed.

New Business:

Jim Skains introduced BJ Singer, who is our new bookkeeper. She will be working with Jim on the accounting end of the POA.

Jim introduced the subject of obtaining a business credit card for the POA's use. As most expenses are for office equipment and supplies, Jim purchases them and has to be reimbursed. It would be a much cleaner trail of expenses by using a credit card. Jim will be the only one to have access to it. After discussion between the Board it was determined a credit card in the POA's name should be applied for, the card should have only one person on it, no cash could be gotten from it and the limit should be \$500.00. Jim made a motion he obtain a credit card for the POA

with the guidelines discussed, Joe seconded the motion. All approved. Jim will follow up on obtaining a credit card for the POA.

Owners in Attendance: No questions asked.

Other Business: None

Jim made a motion the meeting be adjourned; Cody seconded the motion. All approved. The meeting was adjourned at 10:00



Submitted by:

Nelda Edwards, Secretary

Nelda Edwards, Secretary

December 10, 2022

Date