



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

OHOA MEETING MINUTES

OCTOBER 8, 2022

PRESENT:

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

Board Members Absent: Cile Stokes, Kirstin Kirlin, Dorothy Carlisle

The meeting was called to order by John Garvin, President at 9:35 a.m. John asked for volunteer to lead the invocation, Joe DeChant lead the invocation. There were 6 board members and 9 residents in attendance.

John began meeting by introducing ladies from the DelMar POA that were in attendance. They advised there are 10 subdivisions in this area and they are visiting all of them. They were present to give an award to Beth Jones, Crime Watch chairperson, and Debbie Skains for their attendance at a neighborhood watch training. They also shared some information regarding a new recycling facility in the area and informed everyone of a "50 Fest" to be held November 20. There will be a chili cookoff with prizes given and they are hoping all POA's will have some representation at the event.

Cash Status Report: John asked Jim to review the Cash Status Report. Jim gave highlights to the expenditures: the telephone expenses keep changing and Jim is working with the phone company to determine the problem and get it settled. Cody questioned the addition on the Cash Status Report. Jim will double check the numbers and send out a corrected copy if needed. Cody made motion Cash Status Report be approved once the numbers are corrected and presented to the Board members. Joe 2nd the motion, all approved. The Cash Status report will be added to the POA website once corrections are made.

Committee Reports

Architectural Control Committee: Dave Jones, chairperson reported there was 3 permits given this month; 2 new buildings, and one shed. Dave reminded the Board there are still outstanding violations that need the Board's attention.

Neighborhood Watch: Beth Jones, chairperson reported things seem to be quite right now, especially with the fishing pier being closed. No one else reported any activity.

Social Committee: Nelda Edwards, chairperson reminded everyone this committee does not use any of the POA's dues money, they strictly use donations only. The committee will continue to cook breakfast the morning of the meeting if they have the donated funds. Everyone was reminded there will be Bingo tonight here at 7:00 p.m. Everyone should bring a snack to share and come ready to play. Each game has a pot to win. Cards will be two for .25. Don't forget Trunk or Treat on October 31. We know of six vehicles that will be decorated and at the building to pass out candy beginning at 7:00 p.m. There will be a \$10.00 door prize for the best decorated vehicle. Everyone that comes by will vote for their favorite. November 12 will Thanksgiving potluck from 6 to 8 p.m. Everyone is asked to bring enough for their family plus one. The committee will furnish the paper goods and drinks. December 17 will be photos with Santa and the elves from 1 to 3. The committee will have pictures to color and crafts to do as well as cookies and drinks. January 14 will be a bonfire from 6 to 8, weather permitting. Committee will furnish hot dogs and the

fixings, everyone asked to bring a side dish (chips, dip, dessert, etc). All the money needed for the activities has been donated and they will continue to only use donated money for their activities. The committee raised \$855.30 from the yard sale that they will be using to help with a playground set for the park area.

Maintenance Committee: Cody Rodgers, Chairperson reported they are almost finished at the fishing pier. They need to put up some reflectors and should be opening it after that. The committee spent a total of \$2103.57 for materials and used volunteers for the labor. Cody thanked everyone who came out and helped, it certainly made a difference and was very much appreciated. Cody estimated we saved around \$8,000.00 by doing the work with the volunteers. John and Cody did a lot of the work, but had several people show up to help when needed the most. The next big project the committee will work on will be the park area. They hope to get started by the first part of November and will need volunteers to help as phase one gets started. Cody will send out an announcement thru Facebook when they will be needing the help. The parking lot at the fishing pier needs to be graded and smoothed down, which we will have to hire someone to do the work as we do not have the equipment needed. They are getting bids at this time and will present the bids to the Board for approval. We will also need to power wash the fishing pier and put some weather proofing on it once the wood has had time to cure. Work needs to be done on both boat ramps parking area and the remainder of the chairs need to be sanded and painted.

Jim discussed the purchase of a key machine in the past and has had time to research the cost of purchasing our own machine verses continuing purchasing keys as needed. He reminded everyone we will have to have keys made once the park is ready to use as due to insurance requirements the park will need to be locked. The boat ramps and fishing pier locks have not been changed in many years and no records have been kept on who does and does not have keys. A key machine would cost \$289.00 and will need to purchase blank keys to make new ones. Jim suggested keys should be a \$5.00 nonrefundable charge to everyone. The key machine will be in the maintenance building and only members of the maintenance committee will cut the keys. When a key is requested, there will be a form to fill out requesting a key and residents must show an ID to get a key and must be current on their dues. Cody made a motion we buy a key machine and blank keys to use, Joey seconded the motion. Jim and John will work together to purchase the machine and blank keys to use. It was agreed the Board and the ACC committee write a procedure to be followed.

The Maintenance Committee will be meeting to develop a plan for the different phases for the park area. The first phase will be to fence off building from where the park will be located. If anyone can find dirt or has access to getting dirt without a big expense, it is needed to help fill in the old pool area as well as part of the park area, let someone on the Maintenance Committee know.

Jim reminded everyone of the need to hire a part time bookkeeper at the last meeting. He has talked to someone who is interested and has the background needed. Jim will set up a time for her to be here to meet and talk with the Board members before the position is offered to her. The pay will be \$200.00 a month and she will be working with Jim on a regular basis.

Jim has worked on the newsletter with Nelda and it is almost ready to print and mail out. It should be mailed out by the end of October. The newsletter will also be available on our website and Facebook page.

Welcome Committee: No report.

Toys 4 Tots: Cile and Terri have volunteered to coordinate the Toys 4 Toys this year. Cile has picked up the tickets and will be asking for volunteers to sit out by the annex building corner to collect toys and sell tickets. They will have the signs available for volunteers to put up when they are working. A notice will be put on our website and Facebook page reminding everyone to give toys and buy tickets and reminding everyone of the purpose

New Business: Jim reminded everyone there is a pile of metal sitting outside the maintenance building that will need to be recycled. The Maintenance Committee will be cleaning out the Maintenance building as it has several old machines and tools that are no longer useable and all of it will be taken to a recycle center.

Owners In Attendance: No comments.

Jim made a motion to adjourn the meeting. John seconded the motion. All approved. Meeting adjourned at 10:20am



Submitted by:

Nelda Edwards, Secretary
Nelda Edwards, Secretary

October 8, 2022
Date