



OAK HARBOR OWNERS ASSOCIATION
OAK HARBOR ~ TANGLEWOOD SHORES

OHOA MEETING MINUTES

SEPTEMBER 10, 2022

PRESENT:

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

The meeting was called to order by John Garvin, President at 9:30 a.m. Everyone observed a moment of silence for the invocation. There were 9 board members and 11 residents in attendance.

Cash Status Report: John asked Jim to review the Cash Status Report. Jim gave highlights to the expenditures: the electricity went down last month, there are some expenses for the materials used in repairing the fishing pier, and there will be more material expenses next month for the repairs to the fishing pier as it is not finished. We received a tax bill from Kaufman County and a bill from TRWD for a permit that were paid. Jim asked for questions, there were none. Cody made motion Cash Status Report be approved as presented, Kirstin 2nd the motion, all approved. The Cash Status report will be added to the POA website.

Treasurer/Bookkeeper Report: Jim reported we are in line with budget at this time, but we will need to be careful with our spending as our income is not a guarantee. Most of our income has now been received and although we have been billing and receiving some past due monies, that is slowing down also. We still need to finish the fishing pier and there is some work at both boat docks that needs to be done this year. The maintenance committee has saved money by doing the work themselves and will do the work themselves on the repairs needed at both boat docks, but materials will be needed. Jim has prepared a FY20-23 budget for the Board using the numbers we have, but due to income it may change. Jim reviewed the major line items on the proposed budget, Administrative Expenses, Taxes & Insurance, Utilities, Legal Costs and Property Repairs and asked for questions. Resident asked for an explanation of the items in the Administration fees line item. Jim explained it is for computer ink, computer repairs, office supplies and a bookkeeper. Jim asked for approval of the Treasurer Report and the proposed budget. Kirsten made a motion the Treasurer Report be approved but proposed the budget be tabled for the next meeting or for approval at an Executive Board meeting. This would give the Board time to discuss the budget and ask questions. Cile seconded the motion, all approved. The Treasurer Report was approved as submitted; the FY 20-23 budget was tabled for later approval. The Treasurer Report will be added to the POA website.

Committee Reports

Architectural Control Committee: Dave Jones, chairperson reported there was 1 permit given this month, for a deck. There are still two outstanding violations that need the Board's attention.

Neighborhood Watch: Dave Jones made the report in the absence of Beth Jones, chairperson. There have been no reports of anything out of the ordinary happening in the neighborhoods. The main problem

is people speeding thru the neighborhood. Beth is attending a Neighborhood Watch meeting this morning conducted by Sheriff Botie Hillhouse to address Neighborhood Watch programs. She will give a report at next month's meeting.

Social Committee: Nelda Edwards, chairperson reported the committee has \$543.91 in their budget right now, not counting the income from today. The committee has agreed they want to continue to have a breakfast on the morning of the meetings. They are not using any of the POA dues for their activities. All the money 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. The committee has planned a community activity for each month thru next April. September 10 will be Bingo, October 31 will be Trunk & Treat, November 12 will be Thanksgiving Pot Luck dinner, December 17 will be photos with Santa, January 14 will be a bonfire with hot dogs, February 11 will be Bingo, March 25 will be a yard sale, April will be pictures with the Easter Bunny. These activities may change due to weather, etc. and will be posted on our website and Facebook page. They will be asking the community to help by bringing cookies, candy and plastic eggs. She encouraged everyone to come back at 7:00 pm tonight for Bingo. The cards will be \$.05 each and the number of cards will be the prize. They do not expect to make any money on this activity but will have a donation jar available for donations.

Maintenance Committee: Cody Rodgers, Chairperson reported they are working on repairing the fishing pier. Once they started on it they found it was in worse condition than thought and will take more time and money to repair. Any help would be appreciated. Notice will be put on the Facebook page as to date and time they plan to work so others can help. Cody thanked the residents that have already helped and said he would get better about posting and/or calling people when they need help. He knows on September 17 they will need at least five sets of hands to put up railings. They will need someone in a boat in the water and others on the walkway. Once the pier is completed the Maintenance Committee will start on another project, which will most likely be the parking area of the fishing pier. They have gotten one bid for \$9000.00 and will need to get 2 more bids. The Maintenance Committee will develop a plan on what all needs to be done and how much they can do themselves saving the POA money. Cody announced the County has brought in a few culverts and placed them under the streets in a couple of areas. He has not heard anything from Scott Tuley to get exact details but is hoping this is the beginning of getting ready for our street repairs. Cody reminded everyone the county will only pay for the culverts for the county's part of the roads, residents will have to buy their own culverts, but they can call the county and they will install the culvert free. The cost varies depending on the type and length of the culvert.

Welcome Committee: Kirsten reported she has picked up some letterhead and other supplies from Jim and a list of new homeowners from Glenn. She will be starting to send letters to new homeowners and will work on the new renters once she gets the new ones done.

New Business: Nelda reported she has contacted the Animal Control Officer and asked for a meeting with our residents to discuss the loose dogs issue. Sheriff Botie Hillhouse has agreed to hold a meeting with us on Thursday, September 22 at 6:30 to discuss. This notice will be put on our website and Facebook pages. There are also some handouts on the table people can take to share with their neighbors.

Owners In Attendance:

Homeowner asked what rules we are enforcing. It seems its on a favoritism basis; for example, he had a travel trailer on his property last year while he was building his home and he felt he was harassed weekly about moving it, yet there are several in the area that have been here quite a while and no house is being built. It also appears to him that we are letting old trailers come into the community that do not follow the age limit in the restrictions. The Board explained to him that

yes, there have been some instances of things being brought in that do not follow the restrictions but asked that he give us time. We are a new Board (about 3 weeks old) and are working behind the scenes to try to take care of the issues with the travel trailers. There are legal issues involved and we must follow the laws or risk getting sued. We have been talking to the county officials to determine how these things need to be handled and will be following the directions given to us. We have formed a committee of Board members to work on this issue as we are residents also and do not want these things happening in our community. We are united as a Board to make these changes the legal way. The Board also realizes our by-laws and restrictions were written in 1974 and are very outdated. The Board will be working on updating those and will use SB1588 as a guideline. There are some things we will have to have legal representation for, and we have budgeted money for legal services. Up until now we did not have a budget for legal services but due to some past due collections, we do have some money now. We have several members that do not pay their dues, so our hands are somewhat tied when it comes to legal services. If more people paid their dues, we would be able to do this type of thing instead of just maintain the POA properties. The POA properties include both boat ramps, the fishing pier, electricity for the streetlights, maintaining the POA building and liability insurance. We are obligated by the by-laws to maintain these things as they are things you own, so we must fix it and with our low dues and nonpayment by so many residents its often a juggling act. The pool was closed several years ago due to no money to fix it. A vote was taken, and the residents voted to close it rather than pay a onetime assessment for the repairs. A vote was taken last year to purchase picnic tables for some of the areas. The Board voted for the picnic tables as they felt it was the best thing, we could do at the time with the funds available. The Board is working for the residents trying to determine the best way to spend your money wisely. We realize it is not our money, but your money and we are united to spend it wisely, in a way that will benefit most of the residents. A park has been requested in a poll taken, therefore we are in the process of making it happen. It will not happen overnight as there are several things that have to be done first, but those behind-the-scenes things are being worked out. The POA does not own a lawn mower, we did pay to have one repaired, but it does not belong to the POA. We do not have the authority to go onto someone else's property to mow their lawn, even an abandoned property. That is one of the things we are trying to work out to find out how we can legally clean up a lot and if we find a way, we will involve the whole community in getting the lots mowed. The Board can't do it all, we want to work as a whole but we have to do things legally and within our budget restraints.

Jim told the residents they can come to his office anytime and sit down with him and he can show you all the books to let you know that we are not wasting money and trying to do as much as possible for the community as we live here too.

Other Business

Facebook page: Jim thanked Teri Glover for taking over the thankless job of monitoring the POA's Facebook page. He explained yes there are restrictions that are set and it is for everyone's reading and commenting, vulgar language is one of the top issues we were having and name calling. We must be respectful to each other and remember the rules are the same for other organizations.

Don't forget the Trash Bash coming up. It's a good way to help clean up the neighborhoods and get to know your neighbors.

Kirsten moved to adjourn the meeting.

Cile seconded the motion.

All approved. Meeting adjourned at 10:45am



Submitted by:

Nelda Edwards, Secretary

Nelda Edwards, Secretary

September 8, 2022

Date