



**OAK HARBOR OWNER'S ASSOCIATION**  
**OAK HARBOR ~ TANGLEWOOD SHORES**

**OHOA MEETING MINUTES**

**AUGUST 19, 2023**

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**PRESENT:**

**Board Members:** John Garvin, Cody Rodgers, Jim Skains, Joe DeChant, Frank Smith, C.J. Sickels

**Board Members Absent:**

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The meeting was called to order by John Garvin, President at 10:09 a.m.

John welcomed everyone and asked if anyone would like to give the invocation. Glenn Hughes gave the invocation.

**Cash Status Report:** Jim Skains reviewed the Cash Status Report. Cody Rodgers made a motion the Cash Status Report be approved as read; Frank Smith seconded the motion. Vote was taken, all approved. The July Cash Status will be posted on the website.

**Treasurer/Bookkeeper Report:** Jim Skains reported that we are \$7000.00 under budget for the year due to the Maintenance Committee and the work they have done. He is working on the 2023-2024 budget and will present it to the board at the next meeting. We will be depositing money in the relief fund for future repairs.

A ten dollar per month late fee will go into effect September 1, 2023 for overdue assessments. We will be looking into filing property liens for dues owed and charging fines for not following the property restrictions.

**Committee Reports**

**Architectural Control Committee: No Report**

**Neighborhood Watch: No Report**

**Social Committee:** Debbie Skains reported for Frank Smith (Frank is the new committee head and was present but is recovering from surgery) that the Social Committee was working on a schedule for the 2023-2024 fiscal year. A schedule will be posted on face book and the web page. A \$100.00 prize will be given to the best decorated trunk at the Trunk or Treat event coming in October. Also, the Social Committee is looking into having a Bon Fire event sometime in February.

John Garvin asked if we might give presents to the children attending the SANTA CLAUS event in December. It was decided that the Social Committee would work on this.

It was also discussed: Rodney Johnson will be checking on the Toys for Tots event and Glenn Hughes asked for volunteers for the Trash Bash Event held by Gun Barre City.

**Maintenance Committee:** Cody Rodgers, Chairperson reported the Maintenance Committee saved a lot of money by doing the work on our common properties. The hot weather was a problem. A group of volunteers remodeled the ladies rest room at the cost of materials. The men's rest room is scheduled to be

remodeled before the end of the year. Also, the parking lot at the fishing pier is a priority this year. We will be taking bids soon. We will be installing new signs and a new gate at the recreational next week.

### **New Business**

John Garvin reported that the Board of Directors will be working at amending the Bylaws and have them completed by the end of the year. Rules of operation are near completion and will be presented to the board at the next meeting.

Also, New locks will be placed on the gates to all the common properties at the end of August and new keys will be available starting September 1st. A liability release form and a Key Request Form will have to be completed before a key is issued. All rules for using your key will be strictly enforced.

**Owners in Attendance:** No questions from the floor. A special thank you to Gale, better known as the "Face Paint Lady", for making so many kids happy with her face painting, snow cones, and cotton candy.

### **Other Business**

Candidates, Joey DeChant, Frank Smith, and C.J. Sickels were introduced to the members. Residents were then asked to vote and take a 15-minute break while votes were being counted.

Jim Skains, C.J. Sickels, and John Garvin counted the votes.

After everyone returned from the break, John Garvin announced the new Board members are Joey DeChant, Frank Smith, and C.J. Sickels.

John Garvin, President called for an executive meeting to follow the regular meeting.

Jim Skains called for an adjournment, Cody Rogers seconded the motion, and the meeting was adjourned at 10:45 am.



Submitted by:

*C.J. Sickels*  
C.J.Sickels, Secretary

*August 19, 2023*  
Date