



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

OHOA MEETING MINUTES

DECEMBER 11, 2021

PRESENT:

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

ABSENT: Board Members: Glenn Hughes

John Garvin, Vice President, called the meeting to order at 9:34 and asked Dave Jones to give the invocation. There were 8 board members and 08 residents in attendance.

November 13, 2021 minutes have been approved and posted on the website.

Treasurer Report: Jim Skains reviewed the November 2021 Cash Status Report and opened the floor for questions. There were none. Jim also reviewed the budget report and explained we are on target at the present time. Jim opened the floor for any questions, there were none. Kirstin made a motion the reports be accepted as reviewed, Cile seconded. Motion carried. November 2021 Cash Status Report will be posted on website.

Committee Reports

Architectural Control Committee: Dave Jones, chairperson reported three permits were given last month. Dave reported the new permit forms with the new fees are now being used.

Neighborhood Watch: Beth Jones, chairperson reported there is a new member to her committee. He will be driving on Saturdays and has been given the signs for his vehicle. There have been some problems reported in the Wedgewood Loop area that everyone will need to watch for when doing their neighborhood ride. The Maintenance Committee will be leaving the Christmas lights and decorations up at the annex building until after the holidays. The lights will be on a timer to help with electrical costs. If there are enough white lights they will be put up after the holidays to have on every night.

Social Committee: Nelda Edwards, chairperson reported there have been three events held. Two were photos with Santa and one was a fireside singing and chili get together. The photos with Santa had a good turnout. The chili get together was a last-minute idea with a smaller turnout. The committee has met with Sharon N., the past person that prepared breakfast for the community. The committee has scheduled two days in January to do a thorough cleaning of the kitchen area, January 6 and January 20, 2022 if needed. The committee is planning a community breakfast for February 12, 2022 before the regularly scheduled monthly meeting. Breakfast will be served from 8:00 to 9:00. They will serve coffee, bacon, sausage and pancakes. It will be on a donation basis, if donations do not cover expenses a fee will be charged for the next breakfast. This will also determine if breakfast will be a monthly occurrence. Committee will be scheduling another fireside singing and a potluck dinner early next year.

Maintenance Committee: John Garvin reported work is being done to replace boards on the fishing pier and putting cement in the hole. Some of this work has been completed and the other will be completed soon.

James Baker reported he is getting bids for a dumpster to be used by the committee when tearing out the old swimming pool equipment and some work on the outside of the building. The dumpster will be put inside the fence and residents will be able to use it when the committee is there working. As soon as the final plans have been made an announcement will be made on the POA website with details. The committee will also be working on taking the chairs apart and cleaning them. This will be happening sometime in January, weather permitting. Kirsten Kirlin made a motion to approve a dumpster for the maintenance committee while cleaning up property around the annex building. The Maintenance Committee will monitor community use of dumpster. Cody Rodgers seconded the motion. All approved.

Jim Baker reported the Maintenance Committee will be working on making some changes to the marquee. They will be putting some type of lighting on the sign so that it is visible at night.

It was suggested that the POA website information be taken off the marquee as it is on the two building permit signs. This will leave more room for current happenings. Everyone agreed this was a good idea and should be taken off when other events are happening.

Toys 4 Tots: Roberta Tyreman, chairperson was not available for a report.

UNFINISHED BUSINESS

Street Lights: Dave and Beth Jones have been working with the utility company and driving the neighborhoods to determine which lights are not working. There are 40 or 50 lights in the neighborhood that are not turned on. The utility company could not tell them who had paid for them in the past or if they are metered lights or regular lights. There are some streets with no lights at all; in order to add a light a contractor would have to be hired to install a new light. This would be a cost to the POA. Dave and Beth provided a list of ten lights they would recommend be most beneficial to turn on first. There would be a minimum cost of \$22.00 per month per light to have a light turned on. Kirsten suggested the light in front of her house could be turned off as there are plenty of other lights in the same area. After discussion Cody made a motion that the light at 178 Fernwood be turned on at this time, wait to see what the actual cost is and add more later. Jim Skains seconded the motion. All approved. Beth will handle getting this light turned on and will continue to work with the utility company to determine which lights are metered and which lights are regular burning lights.

Joe DeChant reported he had talked to Tuley about the county paying for the lights as they are on county roads. The county does not pay for any streetlights.

Street Improvements: No updates at this time.

Budget: Jim Skains, treasurer reported he now has the computer updated with dues information, as accurate as possible. There are 570 property owners. Out of those owners 52% or 262 owners are past due in their assessments. He asked that everyone help keep property owner information updated. If you know someone that is selling their property let him know so he can be sure the title company contacts the POA for information, or if not a sale thru a title company he can contact the seller.

There have been several requests from property owners to pay online, therefore Jim will be setting up with PayPal for payment options.

In order to expediate the permit process Jim requested that a list be given to Dave Jones, ACC chairperson and Nelda Edwards, Secretary that will list property owners that are behind in their dues and the amount of dues owed. Jim will work with Dave and Nelda on updates as they occur. Cody Rodgers made a motion the list be given to Dave and Nelda. Joe seconded the motion. All approved.

Jim will be working with Glenn to change the Cash Status Report. At the present time names are being shown when being paid and/or reimbursed for supplies and/or services. The names will no longer be shown on the report but will be on the paperwork kept by Jim and will be available to anyone to view.

Jim needs the paperwork on permits given and will need receipts on all expenses. This will help keep the records updated for budget and audit purposes. Cody Rodgers made a motion that all receipts and permit information be given to Jim on a weekly basis. Cile Stokes seconded the information. All approved.

John Garvin made a motion to adjourn the meeting. Jim seconded. All approved. Meeting adjourned at 11:03 a.m.



Submitted by:

Nelda Edwards, Secretary
Nelda Edwards, Secretary

December 22, 2021
Date