



# OAK HARBOR OWNER'S ASSOCIATION

## OAK HARBOR – TANGLEWOOD SHORES

### OHOA MEETING MINUTES

August 8<sup>TH</sup> 2026

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**Board Members Present:** John Garvin, Jim Skains, Doug Hammer, CJ Sickels, Randy Craft

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The meeting was called to order at 9:35 a.m. by John Garvin, President.

**Cash Status Report / Treasure's Report:** Doug Hammer provided the Cash Status Report and Treasures Report. Copies of the report were provided to Owners present and are available on the Oak Harbor POA website, <https://oakharborpoa.com/> under the "Financial" tab on the main page. A motion to approve the Treasure's Report was made, seconded, and approved by all Board members.

#### **Committee Reports:**

**Social Committee:** No activity to report. Next activity is likely to be the Annual Christmas Party in December. Social Committee will consider hosting a Halloween Truck-or-Treat at the Community Center with Owners providing the candy.

**Architectural Control Committee (AOC):** On behalf of ACC member Cody Rodgers, John Garvin reported one new permit was submitted within the past month.

**Crime Watch:** John Garvin stated there have been issues with unknown persons messing with the fishing pier gate chain, trying to expand it as much as possible to squeeze in. The Board has made modifications to the chain and lock in the past to address this issue.

#### **Old Business:**

- 2026 Election. Doug Hammer reported that we have received 25 ballots for the 2026 board election. He reminded Owners that because we had no new candidates, the incumbents will be re-elected into their positions. Ballots are due by Friday, August 14<sup>th</sup> and will be officially counted and reported during the August 15<sup>th</sup> Annual Meeting.
- 2026-2027 Fee Assessment. Doug Hammer reported since sending our annual assessment on 30 June, we have received approximately \$1,100 from Owners. Assessment fees are due by August 31<sup>st</sup>. A final accounting of the assessment will be made during the September OHOA Treasure's Report.

#### **New Business:**

- 2026 Annual Meeting. Doug Hammer reminded Owners that our OHOA Annual Meeting is scheduled for Saturday, August 15<sup>th</sup>. The 2026-2027 Operating Budget, board election results, among other business will be addressed.

#### **Owners' Comments:**

- Vacant Lot Brush. An Owner asked about options for addressing vacant lots with overgrown brush. The Board stated the process for addressing includes contacting the owners and asking them to address the situation and if that doesn't work, the Henderson County Fire Marshall can possibly get involved if the brush rises to the level of being a public nuisance. The Fire Marshall has the authority to issue fines for public nuisance violations.
- Community Roads. An Owner asked about what could be done to address the poor condition of the roads throughout Oak Harbor and Tanglewood Shores. The Board stated road maintenance was the responsibility on Henderson County and that any concerns should be addressed with our Precinct 2 Commissioner, Scott Tuley. It was noted that Henderson County road maintenance crews were in our community this past week addressing pot holes. Owners expressed concerns that the methods being used to repair pot holes was not effective and can damage cars with loose rock and tar.

- Community Street Signs. An Owner stated that we have many damaged and missing street signs within the community and asked how that could be addressed. The Board stated that street sign maintenance was the responsibility of Henderson County Road Department /County Commissioner. Owners are encouraged to reach out to our County Commissioner, Scott Tuley on this issue.
- QuickBooks License Fee. An Owner expressed concern over the price reported for the annual QuickBooks licensing fee reported in the Treasure's Report. It was felt that the \$1,243.79 fee was too expensive and a request was made to look at other options. Doug Hammer, POA Treasure said he would look into other options for the 2026-2027 budget year.

A call for meeting adjournment was made, seconded, and the meeting adjourned at 9:50am.



Submitted by:

*Doug Hammer*

Doug Hammer

08/8/2026