



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

OHOA MEETING MINUTES

NOVEMBER 9, 2019

PRESENT:

Board Members: Glenn Hughes, Cody Rodgers, Mary Clark, Cile Stokes, John Garvin, Nelda Edwards, Bill Miniati, Kirsten Kirilin

Bookkeeper: Glenn Hughes

ABSENT:

Board Members: Karlon Brammer

Glenn Hughes, President, called the meeting to order at 9:30 and gave the Invocation. There were 8 board members and 5 residents in attendance.

Previous Minutes: The minutes of the September 14, 2019 meeting have been approved and posted on the website.

Glenn Hughes reviewed the Cash Status Reports for September and October, reporting that assessments are still coming in, most of them coming in now are due to property sales. Kirstin made a motion that the Cash Status Reports be approved, 2nd by Cody, all approved. Cash Status Reports will be put on the association website.

Architectural Control Committee report was given by Cody. Cody reported that there have been two requests made to the committee. One for 180 Fernwood, which has been completed, and one for 132 Fernwood. This one is pending the payment of past dues before it will be looked at for approval.

Neighborhood Watch Updates. In Rodney's absence the report was given by Cile. Cile reported there has been a lot of activity at the fishing pier. Cars are going in and out on a regular basis, often parked there overnight. Someone took the entire gate off the hinges to gain access to the fishing pier and did not tighten it back. The police have been called about the traffic and parked vehicles and they have been patrolling the area more often. Rodney and Luke (who lives next door to the fishing pier) are watching it more closely and will call the police if the activity occurs. There is still work going on at 130 Tanglewood (lot in corner) to get it cleaned up. Bill told everyone there is a TIP line for the sheriff's office that anyone can use and you do not have to give your name, so if you know or see anything you can call that number directly. The number can be found on the Sheriff's website. Beth, a resident, suggested that the Crime Watch Committee meet occasionally to share any ideas of what to watch for and any problems that are going on. She suggested we need a list of all people that are driving around and the day they drive as well as their email addresses and phone numbers so we can keep in better touch. Cile will give this information to Rodney.

Overdue Accounts Letter. Glenn reported the Board has been given a copy of the latest letter to be used to send to property owners who are behind on their assessments. He asked the Board to review and if anything needed changing to let him know the changes but not change the actual letter to help keep down the confusion. Glenn has several assessment bills that have been returned due to wrong address, so we need to be sure not to send the letter to those. The Board members volunteered to help send the letter out if Glenn would give them an updated list. Glenn will get the list to them to begin the process. Cody

made a motion that the letters be sent out as soon as the list can be given to the Board for processing. Bill seconded the motion. Glenn will work on getting the list ready, as well as the letter for the Board to use. Bill suggested we might want to add a late fee to the assessments. Glenn recommended that this be a discussion to have at the annual meeting where more residents are present as it affects everyone.

Report on property clean up. Glenn reported there are some limbs that have been blown down at the fishing pier and around the community center. In order them cut up to burn Glenn will need to purchase some chains for his chain saw and would like to purchase a couple of burn barrels to set up to burn not only tree limbs but leaves. Having a burn barrel will help him get things burned without having to stay with the fire. Glenn cleans the building before each meeting and the cleaning supplies are getting low. He asked for a motion to be made to buy chain saw blades, burn barrels and cleaning supplies. Kirstin made a motion that Glenn purchase these items, motion was seconded by Cile. All approved. When cleaning the building Glenn has noticed some dropping of some sort by the walls and not sure if it is ants or what. Mary made a motion that we hire a professional exterminator to inspect the building and let us know what it is and how to treat it and the cost. Kirstin seconded the motion. All approved. John reported that one of the neighbors next to the boat ramp will be getting a load of dirt and does not need it all. He has asked if the POA can use it anywhere. John has told him it can be used at the boat ramp on Wedgewood Loop and it will be used there as fill in dirt, with no charge to the POA. Tarrant Water Regional Water District is now requiring that street address signs be put at all boat ramps. We now have one on each boat ramp. Thank you to John for taking care of this. Glenn reported a letter has been received from TRWD (Tarrant Regional Water District) regarding some updates regarding the types of signage that must be posted by January 1, 2020. If new signage is not posted an Annual Operating License will not be given. Glenn to check with them to be sure it applies to our POA as it is addressed to Commercial Facilities.

New Business: Bill suggested since we are having so much trouble at the fishing pier we purchase a game camera and put in up at the fishing pier. It can be placed so we can see the person(s) and/or the license plate to help cut down on the vandalism there. Joey, a resident suggested we might want to get fake cameras for \$20.00 each and put up signs that state you are on camera which might deter some of the vandalism. After discussion it was recommended we get the signs and one real camera for the fishing pier area, as well as a metal box to put the camera in so it can not be stolen. John made a motion that we buy one real camera, two signs and a metal box to be mounted in the fishing pier area. Kirstin seconded the motion, all approved. Joe, a resident volunteered to get two signs from Harbor Freight and get them to Glenn. John will get the game camera and box and get all installed.

Mary reported she is getting calls from local agents asking about our rules regarding Airbnb/Vrbo homes (short term rentals). Local agents are advertising that properties would be ideal for this purpose. We currently have five or six of these homes in our developments. All of these homes are on the waterfront. Some of the developments in the area are voting against having these in their community. They are having problems with too much noise, too many cars, etc. After discussion it was decided that we do not want to have this in our community, it is a family community, not a business community. Cody made a motion that we not allow homes to be used for Airbnb/Vrbo as of November 30, 2019. Any home that is currently being used as an Airbnb/Vrbo will be grandfathered in but any home closing after November 30, 2019 can not. Mary seconded the motion. All approved. Mary will send a notice to all local realtors letting them know of our decision.

Cile made the motion that the meeting be adjourned. Mary seconded. The meeting adjourned at 10:40.



Submitted by:

Nelda Edwards, Secretary

November 14, 2019

Nelda Edwards, Secretary

Date