



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

**OHOA MEETING MINUTES**

**MARCH 14, 2020**

---

**PRESENT:**

**Board Members:** Glenn Hughes, , Cody Rodgers, Kirsten Kirlin, Mary Clark, Bill Miniati, John Garvin, Nelda Edwards

**Bookkeeper:** Glenn Hughes

---

**ABSENT:**

**Board Members:** Karlon Brammer, Cile Stokes

---

Glenn Hughes, President, called the meeting to order at 9:33 and gave the Invocation. There were 6 board members and 5 residents in attendance.

**Previous Minutes:** The minutes of the January 11, 2020 have been approved and posted on the website.

**Treasurer's Report:** Glenn Hughes gave the Treasurer's report for January and February 2020. Assessments are still coming in, but mainly from the sale of properties. The Cash Status reported was reviewed. **Cody Rodgers made a motion to accept the Treasurer's report, seconded by Mary Clark. The motion was carried.**

**Nuisance/Neighborhood Watch:** Beth Jones, chairperson for this committee was unable to be present, therefore Rodney Johnson made the report. It was reported that a lot was not happening as people are staying in due to bad weather and government requirements. It was noted by a Board member that the police have been in the area a lot this last week, especially on Fernwood and Wedgewood Loop. It was also reported that a mailbox on Wedgewood was vandalized. Rodney reminded everyone to call the police for any activity they may see that does not look right. He also reminded everyone to be sure the gates are locked at the fishing pier as well as the boat launch pier. Rodney reported that there is now a different person for every day of the week that patrols the neighborhoods, but it would be good to have extra people to patrol and/or fill in when people are out of town.

**Architectural Committee:** Cody Rodgers reported that there are several new homes going up in the area and all of them had been issued permits before the work started. It is helpful if the people doing the crime watch patrol see anything going up and do not see a permit, give Cody, Dave or John a call and they will check on the status. There was a fence put up on the far end of Wedgewood that was not permitted. It was already done before it was noticed by anyone. Dave talked to the owner and he was unaware a permit was needed, but due to outstanding back dues a permit could not be issued. It is a property being bought by a family member and they did not know about unpaid dues. They are going to try to work something out about the unpaid dues between themselves.

**Information on Legal Matters:** Glenn reported that he had filed two liens this past week on properties owing a large amount of dues. Glenn talked to an attorney this week and was told that due to costs it would be more beneficial to the association to file liens rather than taking people to court. Kirstin also talked to the city and an attorney and was told we have three options; file a lien on property, take owner to small claims court or go to a collection agency. She talked to one collection agency that will charge a percent of what they collect, if they collect nothing, they do not make any money and they will report the non payment to the credit bureau. After some discussion by the Board it was determined that we need to

do something or people will never pay their dues. It was decided that a committee needed to be formed to handle this matter as there are several things that have to be done and to help determine the best way to proceed. Glenn, Kirstin and Cody volunteered to be on this committee and will meet to determine the best way to go about it. Judy DeChant is a notary and volunteered to notarize any paperwork needed. **Cody Rodgers made a motion to form the committee and let them handle the best way as per their determination. Kirstin seconded. The motion carried.**

**Repairs to Fishing pier, boat ramps and building.** John Garvin reported that he has replaced the garbage disposal in the kitchen here at the annex building and it seems to be working fine. John has also gotten a bid on the repair to boat ramp on Wedgwood Loop and will report on it under new business.

**Newsletter Report:** Glenn reported that we need to start thinking about the information we want to put in the newsletter that will go out with the 2020 assessments. Glenn asked for volunteers to put the newsletter together. Kirstin volunteered to put the newsletter together with the information from everyone. Rodney volunteered to send her the format.

**New Business:** Judy DeChant, homeowner, asked that meetings be posted on the marquee at least 3 to 4 weeks earlier. That will give people time to get it on their calendars so they can attend the meetings. John Garvin has gotten one bid on the repair of the boat dock on Wedgewood Loop and will be looking at getting another bid or two. We need to get this repaired this year as our major project so there is another option for homeowners. Bill Miniati announced that he has formed a company that builds retaining walls and boat docks. He is the backer of the company and has experienced people doing the jobs. He will be glad to give John a bid also. John and Bill will get together to work on a bid.

Nicole Sprabray, homeowner, suggested that we think about setting up a social network page (such as Facebook) to make our announcements, etc. on as that is what most people read. That might help get more homeowners to meetings, etc.

**Elections in August.** Nelda, Cile and Karlon will be up for re-election at the August annual meeting. Nelda was volunteered to head up the Election Committee. Start talking to your neighbors to see if they might be interested in being on the Board. Let Nelda know so she can be sure they are qualified before their name can be on the ballot.

**Call for Adjournment:** Motion made by Mary Clark, seconded by Kirstin Kirlin . The Meeting was adjourned at 10:30



Submitted by:

*Nelda Edwards, Secretary*

Nelda Edwards, Secretary

*March 14, 2020*

Date