



OAK HARBOR OWNERS' ASSOCIATION
OAK HARBOR ~ TANGLEWOOD SHORES

OHOA MEETING MINUTES

SEPTEMBER 11, 2021

PRESENT:

Board Members: Glenn Hughes, Cody Rodgers, John Garvin, Nelda Edwards, Jim Skains, Joe DeChant,
Bookkeeper: Glenn Hughes

ABSENT:

Board Members: Cile Stokes, Kirsten Kirlin

Glenn Hughes, President, called the meeting to order at 9:30 and welcomed everyone. Glenn asked for volunteers to give the invocation. No one volunteered therefore Glenn lead the group in the invocation. There were 6 board members and 10 residents in attendance.

Previous Minutes: The August 21, 2021 Annual Meeting minutes have been approved and are posted on the Association website.

Appointments: Board of Directors and Architectural Control Committee: Glenn announced there is a vacancy on the Board, as well as two vacancies on the Architectural Control Committee. Glenn recommended Judy DeChant be appointed to the Board position for the term ending in August 2022 and recommended that James Baker be appointed to the Architectural Control Committee. Cody Rodgers made a motion that the two positions be filled as recommended by Glenn. Jim seconded the motion, all approved. Glenn reminded everyone that we need three members on the Architectural Control Committee and asked everyone to be considering who the other person may be.

Bookkeeper/Treasurer Report: Jim reviewed the August 2021 Cash Status Report and reported that he is working with a lot of past data and will be able to give a more complete report at the next meeting. Jim has taken the Treasurer position and Glenn will be serving as the bookkeeper. At the present time they are working together to get everything changed to the new software and are making good progress. Glenn and Jim have a meeting with the lady that is helping them transfer the information next Tuesday and they will talk to her to find out how many people can have access to the Quick Books program or if we will need to pay for more than one.

Jim reported that he is still working on the web page and has streamlined it quite a bit and made many changes. He has found there are some Texas laws that govern some items that must be included on the page which he is now working on. He asked that people look at the web page and let him know what they think of the changes he has made and give him any ideas they may have.

Neighborhood Watch Report: Beth Jones, Committee Chairperson, reported she has not received any calls about the gates being left unlocked, but we still need to be diligent in checking it every time anyone drives by them. Glenn reported he had found a gate shut but not locked at the fishing pier recently. He left a note on the car that was parked there..

Glenn reported he is still working on getting a report that will detail how many property owners have and have not paid their annual dues. He stressed that money comes in daily making the report change daily.

Part of the big problem we have is there are 50 plus statements that have been returned and he keeps trying to get current information to mail them again.

Architectural Committee Report: Cody reported there were 10 or 11 permits given last month, 3 were given recently and one was issued for a new mobile home to go in at Wedgewood and Vista Ridge. Dave Jones is heading up the Architectural Control Committee at this time and he has met with Glenn and James Baker to revise the Permit Application. Jim Skains has made the changes and it is ready to put on the webpage. Judy DeChant asked if there is a time frame on the new permits. Dave has added a "planned completion date" on the form. Judy suggested we also add a statement to the effect that if not completed by "planned completion date" a new permit must be obtained. John Garvin also reminded everyone that SB 1588 also states that the person applying for permit can protest the decision. The exact wording will have to be looked up to put on form. Once form is revised it will need to be approved by the committee and Board and added to the webpage and possibly on the Facebook page.

Cody Rodgers volunteered to help the Architectural Control Committee until a third person is appointed.

Trash Bash Information: Glenn announced that he has ordered some supplies; t-shirts (sizes small, medium, large and a few extra large), trash bags, etc. for the volunteers to use for the Trash Bash event. If people want a specific size they can go on the Henderson County website and order it. All orders must be in by the 13th. Glenn will be picking up the supplies on Friday around 11:00 and volunteers can get supplies from him that day. After noon on Friday volunteers should get their supplies from any volunteer. Information will also be on our Facebook page.

Old Business:

Meeting dates for FY2022 were discussed. The by-laws state the regular monthly meetings shall be held on the second Saturday each month. After discussion Jim made a motion that meetings be held as per the bi-laws. Joey seconded the motion. All agreed. The next meeting will be October 9 and each second Saturday of the month thereafter.

Fishing Pier repairs: Jim reported after more evaluation we should repair what needs to be repaired immediately and postpone the overall repairs until after the first of the year. This will give time to get maintenance building cleaned out and refurbished to hold supplies and the weather will be cooler.

Street Lights: Several areas in the development are pitch black once it gets dark. We do have some streetlights but need a volunteer to take on the project of possibly adding more streetlights. They will need to identify where current lights are located and where some might need to be placed, then contact electric company to determine what can be done as a community to get additional lights. Glenn has the identification numbers on the current lights and the number of who should be called. Beth and Dave Jones volunteered to take on this task and will report their findings.

Cameras: Joe has found a metal cover for the cameras so they will not be seen easily and/or stolen. He is testing them out now and will report his findings.

Boat Ramp Parking: There have been no more complaints about parking at either boat ramp and people seem to be doing a much better job of parking, therefore no further action will be taken.

Owners Comments: Roberta Willer reported that she has contacted Cheyenne at Southside Bank about the Toys 4 Tots. They are to meet October 10 to go over details. She will give details at the October meeting.

Jim Skains made a motion to adjourn the meeting.
Joe DeChant seconded the motion.

Meeting adjourned at 10:45



Submitted by:

Nelda Edwards, Secretary
Nelda Edwards, Secretary

September 12, 2021
Date