



OAK HARBOR OWNERS ASSOCIATION
OAK HARBOR ~ TANGLEWOOD SHORES

EXECUTIVE BOARD MEMBERS OHOA MEETING MINUTES

AUGUST 20, 2022

PRESENT:

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

ABSENT:

Kirstin Kirlin

John Garvin, Vice President called the meeting to order at 11:15 a.m.

Issues discussed:

- Election results were discussed:
 - Jim Skains, Judy DeChant and Dorothy Carlisle were the elected Board members
 - After discussion the following positions elected:
 - John Garvin, President
 - Cody Rodgers, Vice President
 - Nelda Edwards will remain as Secretary
 - Jim Skains will remain as Treasurer
- Property Manager duties were discussed. A proposal was presented for the duties. After discussion, changes will be made and forwarded to Glenn, John, and Jim to finalize
- Mowing of POA properties
Per the Property Maintenance Policy adopted in September 2021 all outside contractors shall be required to bid on any work to be done. **Cody, the head of the committee will send out bids for the mowing for the calendar year 2023.** Three bids will be required, once received the bids will be reviewed by the Board for consideration, one will be chosen. John has the name of one person interested, Glenn will be sent a letter for bidding and Cody will work on getting a third bid. **This will need to be finished by calendar year end** for budgeting purposes. The Executive Board gave recommendations as to what should be included in the work to be done.
- Building Rental
As discussed in the Annual meeting, the building rental is a benefit for the residents and the current cost is overpriced. We are only wanting to cover the cost of utilities and cleaning, not to make money. It was agreed the rental cost of the building should be \$250.00 for an eight-hour period and can only be used until 10:00 p.m. Cody volunteered to be in charge of the building rental, reservations, opening and closing for events, handling of fees, etc. **Cody will get with Glenn to get any type of paperwork that was used in the past. An announcement will be put**

on our Facebook page and our website regarding the new prices and who to contact.

- POA Facebook page
 - Jim and Glenn have been the administrators of the Facebook page and it takes a lot of time that could be spent in accounting. Jim suggested we contact Teri Glover to see if she would be interested in assuming this responsibility. She does this for other entities and might be interested. **All agreed would be a great idea, Jim will contact her.**
- Welcoming Committee:

Nelda brought attention to the Board this committee has been tried several times in the past, therefore we need to be sure it is successful this time. A report will need to be reported at each meeting and it can be checked against the sales and new rentals coming in. Jim will get with Saltfield Inc. to be sure we are given a list of the new renters each month.
- Fishing Pier/Other Work Needed:

John and Cody have been working on the fishing pier repair. As the work began it was determined it was in much worse condition than originally thought. More boards will have to be replaced which will take more screws and other supplies and more time. They need volunteers to help. **Cody will use the Facebook page to post the day and time of work being done so hopefully volunteers will show up to help. He will try to post a day or two early so people can make plans to be there.**

John has also noticed some much-needed work needs to be done at both boat ramps. The one at Southlake needs some cement placed between the seawall to keep dirt from getting into it and some is also needed at the Wedgewood Loop boat ramp. This is a temporary fix but still needs to be done soon.

The parking lot at the fishing pier needs a lot of work. It will need to be graded down and some type of road base added to it. **Joe reported he has someone that has done work for his brother that was very good and very reasonable. Joe will contact him and get some bids and report bids to the Maintenance Committee.**

It was agreed a timeline needs to be developed by the Maintenance Committee for these projects to budget these repairs.

It was agreed the fishing pier was the top priority.
- Other Business:

Jim suggested we have generic business cards printed for everyone to use. That will be helpful to have when dealing with contractors/and or residents who will need to contact someone in the future. All agreed, **Jim will develop and order these cards once everyone has approved them.**

Jim recommended we start a quarterly newsletter. It will cost about \$250 each time we do a mailing, but it is the most efficient/effective way to get news to our residents. It can be a one-page sheet, the front side English, the back side Spanish. Jim asked everyone to write an article for it and send to Nelda and she will help put them together. This needs to be done ASAP. If we have too many articles for the first issue, we can save them for the next issue or send out more frequently. Each newsletter will have a "did you know" question that will address some of the issues we hear about and/or a by-law or restriction.

- **As an FYI-John now has the POA cell phone. The number is 903-880-7311.**

No further discussion, John adjourned the meeting at 12:15 p.m.



Submitted by:

Nelda Edwards, Secretary

Nelda Edwards, Secretary

August 20, 2022

Date