



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

**OHOA MEETING MINUTES**

**JANUARY 8, 2022**

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**PRESENT:**

**Board Members:** Glenn Hughes, Cody Rodgers, John Garvin, Nelda Edwards, Cile Stokes, Jim Skains, Judy DeChant, Joe DeChant, Kirsten Kirlin

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Glenn Hughes, President, called the meeting to order at 9:30 and asked resident Dave Jones to give the invocation. There were 9 board members and 11 residents in attendance.

Glenn reminded everyone the December 11, 2021 minutes have been approved and posted on the website.

**Cash Status Report:** Glenn asked everyone to review Cash Status Report that was available to them when they entered the meeting and asked for any questions. Glenn reported we are still getting in some assessments and property transfer fees (these are fees charged when a property is sold). The cell phone bill is increasing monthly and Glenn talked to the vendor to see why. The only explanation they can give is data amount has been increasing. Glenn will explore other ways to answer questions instead of texting. Glenn brought to everyone's attention the information written on the back of the Cash Status report and explained it is the tax information. After filing a dispute with the tax office the taxes were lowered and are now less than last year. Cody Rodgers made a motion the Cash Status Report be approved as reported. Jim Skains seconded the motion, vote was taken, all approved. The Cash Status will be posted on the website.

**Treasurer Report:** Jim Skains reported according to budget we are above the projected income. This is due to the buying and selling of properties in the division. There is a transfer fee of \$100.00 when a property is sold and all past assessments have to be paid before the transfer can be done. This has allowed the collection of several back dues during the past month.

**Committee Reports**

**Web Page:** Jim Skains reported our Go Daddy web page is in the top 95% of pages being looked at. We have had 90 people view our web page in the last month. Most of those are most likely realtors and mortgage companies viewing the community by-laws and restrictions. Jim will be putting more pictures of our community and pictures of the activities we are doing. That will give prospective buyers an idea of the things we are doing. Some of these pictures have been put on our Facebook page and he will continue to add pictures as events happen. If anyone takes pictures of the area and/or events be sure to send to Jim.

**Architectural Control Committee:** Dave Jones, chairperson reported four permits were issued in December. Two on Skylark, one on Briarwood Dr. and one on Elk Cove. Dave reported the builder bringing in the new mobile home is helping improve the community by putting in underground cabling as well as cleaning up some of the properties.

James Baker reported he is working on the mobile home restoration for the builder and is in contact with him or his contractor. There has been an issue with one of the tenants burning trash and that has been addressed. James reminded everyone the builder is spending a lot of money bringing in all new mobile homes, skirting them and putting up front and back decks. It is possible he will be adding landscaping in the future, but it takes time and he is primarily working on getting the homes in and ready to rent. Glenn reported he sent a text to Scott Tulley, County Commissioner asking when road repairs were beginning. We had been told it would be September 2021. Scott replied pot holes repair should begin the week of January 17 and the road resurfacing is the 4<sup>th</sup> project on the county's schedule.

**Neighborhood Watch:** Beth Jones, chairperson reported to her knowledge there have been no issues in the community. John Garvin reported he was told about a break in on Skylark about a week ago. Someone broke into a resident's shed. It was done during the day while resident was at work. John was not sure if it was reported to the police.

**Social Committee:** Nelda Edwards, chairperson reported the committee met with Sharon N. to get an idea of how to plan for serving breakfast. Sharon gave them recommendations, from her past experience and answered questions on using some of the equipment in the kitchen. After meeting with Sharon the committee agreed to plan a breakfast, but agreed the kitchen and all of the cabinets and dishes needed to be cleaned before anything could be used. Dates of January 13 and 20 were scheduled to clean. The committee is planning a potluck dinner for January 22 for the community. They will advertise it on the Facebook page and make signs. Everyone will be asked to bring a main dish and dessert for their family plus one, the committee will furnish coffee and tea. The event will be from 6:00 to 9:00 pm. They have also planned the first breakfast for February 12 and will be serving sausage, pancakes, orange juice and coffee. The cost will be on a "donations" basis the first time. If they don't make enough money to cover expenses, future breakfast will be based on a per person charge. John Garvin and Cody Rodgers have volunteered to cook the pancakes on their grills. After discussion from the residents in attendance it was decided breakfast will be served from 8:00 to 9:15. The committee has also discussed holding a community garage sale sometime in the spring. Joe suggested if garage sale is held we should advertise it on "Life at Cedar Creek" to let the area know about it.

**Maintenance Committee:** Jim Skains reported this committee was formed a couple of months ago to help the \$50.00 per lot annual assessment go further. They plan on using members of the committee to do repairs themselves when possible. They will be asking others in the community to help from time to time. They will be bringing in a dumpster, that will be placed behind the fence, to be used by residents that are cleaning up their properties and for the committee to use while cleaning up the property around the annex and maintenance buildings. They plan on repairing the outside bathrooms so they can be used and cleaning out the old swimming pool equipment. There will be no cost to residents to use the dumpster and there are certain things that can not be put in a dumpster. Residents can contact a member of the Maintenance Committee to open the fence for use of the dumpster.

**New Business:** Jim Skains will be at the annex building starting next Wednesday (1/12/22) from 10:00-2:00. He will be there on a regular basis for residents to be able to stop by and pay their dues or ask questions.

## **UNFINISHED BUSINESS**

**Street Lights:** Dave and Beth Jones reported Just Energy (our electric company) is waiting on Oncor to fix the guard light on Fernwood. This light will be put on the account that has the other guard lights on it,

which is a commercial account. Once this is finished we will monitor the electric bill to help determine other lights that can be turned on.

**Comments from residents:** The questions was asked if we have set up being able to pay the assessments on-line yet. Jim explained he and Glenn are working on it as well as some other issues with merging his and Glenn's computers. After several suggestions and questions from residents and the Board it was agreed an Executive Board meeting would be held immediately following the regular meeting to get the issues decided.

Kristen Kirlin made a motion to close the meeting. The motion was seconded by Cody Rodgers. All Agreed. Meeting was adjourned at 10:30 a.m.



Submitted by:

*Nelda Edwards, Secretary*

Nelda Edwards, Secretary

*January 8, 2022*

Date