



OAK HARBOR OWNERS ASSOCIATION
OAK HARBOR ~ TANGLEWOOD SHORES

OHOA MEETING MINUTES

FEBRUARY 12, 2022

PRESENT:

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

Glenn Hughes, President, called the meeting to order at 9:33 and gave the invocation. There were 9 board members and 10 residents in attendance.

Glenn reminded everyone the January 8, 2022 minutes have been approved and posted on the website.

Cash Status Report: Glenn asked everyone to review January Cash Status Report that was available to them when they entered the meeting and asked for any questions. There being no questions. Jim Skains made a motion the January Cash Status Report be approved as presented. Cody Rodgers seconded the motion. Vote was taken, all approved. The January Cash Status will be posted on the website.

Treasurer Report: Jim Skains reported according to budget we are on target for the year. The Association now has access to pay their bills thru on-line banking and PayPal has been set up for receipt of annual dues. Jim is working on getting the PayPal button added to the website and hopes to have it completed in the next couple of weeks. John Garvin, Vice President and Nelda Edwards, Secretary will both have access to the on-line banking accounts and the PayPal account, along with Jim Skains, Treasurer. Jim reminded everyone he is at the annex building every Wednesday from 9:00 to 2:00 for anyone to stop by with their questions or pay dues. He asked that everyone help spread the word to their neighbors, that he is there and they can pay their assessments there instead of mailing them. Nelda suggested, if possible, we add a note on annual statements that Jim is at building to pay assessments, that PayPal is now available, and we should also ask for e-mail addresses. Jim reported that Glenn's computer is in the repair shop, and they should find out next week if it is repairable, but Jim does have a back-up of Glenn's computer in case it cannot be repaired. Jim gave a thank you to a resident that has been coming to the building and raking and burning leaves, making the area look much better.

Committee Reports

Web Page: Jim Skains reported he has put videos about the POA on both the website and the Facebook page.

Architectural Control Committee: Dave Jones, chairperson reported eleven permits were issued last month, 1 for a shed, 1 for a workshop and the rest for fences. Dave reported the Architectural Control Committee has some issues they want to bring to the Board's attention. The ACC does not feel it is in their authority to do anything about issues, they only handle issuing permits. One is at 139 Chaparral. The permit expired last month, and the owner is living in the travel trailer. When the permit was issued it was

for a mobile home to be brought in and she was given a copy of the restrictions. There was some discussion as to the issues the owner has shared with a Board Member as to why things have not been done. After discussion it was decided that a letter should be sent to the owner giving her a deadline of ninety days (90) to meet the requirements. The Board will revisit the issues in 90 days (May meeting) to determine the next step. There is an issue at 120 Skylark that also needs to be addressed. A shed has been moved onto the front of the trailer and someone may be living in it. No permit was obtained before the shed was placed there. The shed is also too close to the property line. Dave approached the owner about the issues and owner said he would pay for a permit, but he still owes half of his back dues, therefore Dave did not issue him a permit. After discussion it was agreed Cody will draft a letter to be used for anyone that is not following the association Property Restrictions and give them an opportunity to correct the situation. If past dues are part of the issue, the letter will give them the opportunity to make payments on a monthly basis. They will have to sign the letter and return to the Treasurer for a payment plan to be set up. The letter will be sent to the Board members for them to approve before it is used. Jim Skains will also check HB1588 to be sure we are following the laws on this.

Joe DeChant volunteered to talk to any resident that is behind on their dues and see what can be worked out as far as payments are concerned. He will also discuss other issues there may be, I.E., people living in sheds, travel trailers being hooked up with utilities with people living in them, etc. Joe has family members that speak fluent Spanish that can help out if needed. Joe will draft a letter to be used and send to the Board for their approval before using. Jim Skains will also check HB1588 to make sure we are following the laws on this.

Neighborhood Watch: Beth Jones, chairperson reported to her knowledge there have been a couple of issues reported of thefts from vehicles. The vehicles were left unlocked and some items were taken. The thefts were reported to the police. She reminded everyone to lock their cars and take valuables out of them.

Social Committee: Nelda Edwards, chairperson reported the first breakfast had a much smaller attendance than expected. They are hoping it will grow in attendance if it is held more often. The committee will have another pancake breakfast before the March 12 meeting and hopefully have better attendance. The committee wants to give it several tries before making a decision to continue or stop having them. It was discussed having a community garage sale in April as well as an Easter Egg Hunt, and a fish fry possibly in May. More details will come as plans are made.

Maintenance Committee: Cody Rodgers, Chairperson reported they are still working on cleaning up the chairs. The chairs are being sanded down and repainted then put back together. They only have room to work on 12 at a time and are on the 3rd group at this time. They hope to be finished with all of them soon. The dumpster was delivered, and several residents have used it. It will be here until February 25. John reminded everyone there can be nothing sticking out of the top of it or the company will not pick it up. There may be a little room left but not much. Be sure to call John Garvin, Cody Rodgers or Jim Skains to open the gate to put things in the dumpster. The committee is continuing to work on the list they started last month.

Streetlights: Beth and Dave Jones have been working with Oncor to get some of our streetlights turned on. After a long process and several phone calls and in person meetings they have worked out the following: 9 lights will be turned on as soon as Oncor can get it coordinated with TXU. They are located at 178 Fernwood, 101 Wedgewood, 129 Chaparral, 126 Elk Cove, 114 Deep Harbor, 219 Fernwood, 116 Meadowlark, 133 Blue Jay and 207 Wedgewood. Oncor is waiving the \$116.00 installation fee and will put the billing under the POA's existing accounts, just adding them to our existing contract. Jim Skains, treasurer will watch the bill and see what the costs are to see if more can be added in the future. Beth

asked for consent by the Board to sign any paperwork or make any negotiations that may be necessary. Kirstin Kirilin made a motion to turn on the mentioned 9 lights to be approved and Beth Jones be given authority to sign and/or negotiate this process with Oncor. Jim Skains approved the motion. Vote taken, all approved.

Other Business: Glenn reported several street signs have been knocked down recently. Some are due to the new mobile home coming into the area and some just seem to disappear and/or be knocked down for no reason. James Baker, resident reported mobile home mover has been contacted but no response has been received. John Garvin volunteered to call Scott Tuley, County Commissioner and request signs be replaced.

Glenn reported 172 Wedgewood has recently been sold.

James Baker asked if anyone had the name and phone number of person(s) that will tear down mobile homes. Joe DeChant has someone he uses and will give information to James.

Jim Skains reported he has developed a letter regarding collections and the process that has to be followed per HB1588 and will be sending it to the Board for review and discussion at the March 12 meeting.

Glenn Hughes made a motion to close the meeting. The motion was seconded by Joe DeChant. All Agreed. Meeting was adjourned at 10:30 a.m.



Submitted by:

Nelda Edwards, Secretary

Nelda Edwards, Secretary

February 12, 2022

Date