



OAK HARBOR OWNERS ASSOCIATION
OAK HARBOR ~ TANGLEWOOD SHORES

OHOA MEETING MINUTES

APRIL 9, 2022

PRESENT:

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

Board Member Absent: Joe DeChant,

Glenn Hughes, President, called the meeting to order at 9:30 and asked for volunteers to lead the invocation. There were no volunteers, therefore Glenn lead the invocation. Glenn asked homeowners to introduce themselves. There were three in attendance. There were 8 board members and 11 residents in attendance.

Glenn reminded everyone the March 12, 2022 minutes have been approved and posted on the website.

Cash Status Report: Glenn asked everyone to review March Cash Status Report. It was and is available to them when they entered the meeting, along with a copy of the Annual Budget. Glenn asked for any questions. There being no questions Cody Rodgers made a motion the March Cash Status Report be approved as presented. Judy DeChant seconded the motion. Vote was taken, all approved. The March Cash Status will be posted on the website.

Treasurer Report: Jim Skains reported according to budget we are \$500.00 over the budgeted income. Our general liability insurance will be due next month which will be \$3200.00, but this amount is less than last year. Not sure why rates went down, Glenn will check with agent to verify reason and report at next meeting. There has been a problem keeping the data consistent on four computers. Glenn is running two computers and Jim is running two other computers. The XP computer Glenn is using has outlived its usefulness. Jim and Glenn have met and have determined to eliminate this problem by passing bookkeeping to the Treasurer, Jim Skains, leaving Glenn, the POA President more time to be assessable to homeowners. The XP computer still has all the past records and will keep current records, but Jim will have Glenn print out the past records when collections are done. Glenn will still generate the Cash Status Report each month, coordinating with Jim. Glenn will still work with the Architectural Control Committee, work with the transferring of property and handling mail. No reports will be printed on Glenn's computer as his computer will not have the most current information. All current information will be on the POA's computer which is kept in the office. Glenn will still need a printer to print information for closings, therefore Jim is recommending a printer be purchased for the POA office. Cody Rodgers made a motion a printer be purchased for the POA office computer not to exceed \$300.00. John Garvin seconded the motion. Vote was taken, all approved. Jim will make the purchase. Jim reported he has opened a saving account for the POA.

Update Reports:

Collection Letter: Jim and Glenn have been working together to develop a collections letter to be used for past due accounts. They have developed a policy for collections, following the SB1588 guidelines. Jim explained that developing a policy is the best way to go as it can be changed when needed. If we made it a by-law it would have to be voted on to change anything. Jim explained that the SB1588 is very specific on

how and what must be done. They will start sending out the letters in the next few weeks. Nelda will keep records with deadlines that need to be met.

COMMITTEE REPORTS

Architectural Control Committee: No report

Neighborhood Watch Committee: Rodney Johnson made the following report in the absence of Beth Jones, chairperson. There is starting to be a big problem with the gates being left open. We have had two claims in the past due to gates not being locked and only have insurance if the gate is locked. Reminded everyone when driving around the neighborhood to be sure to check the gate at the fishing pier, the boat launch on Wedgewood Loop and the boat launch on Southlake. Kirstin suggested looking into a self-locking system. The problem with that is people do not close it, therefore it wouldn't work, but Glenn will check into it for the cost and how it might work. Cody volunteered to check the gate at the fishing pier a couple of times a day as he lives close to it.

Streetlights: Rodney Johnson reported for Beth Jones that all ten lights are now working and she has heard of no complaints from people about them being turned on. Cody stated he thinks we still need more lights turned on in several places and asked that everyone driving around at night help identify where the needs are. Jim Skains reported he has not received an electrical bill yet to know the cost of the ten that have been turned on; once the bill is received, we can look at cost to determine if more can be turned on.

Social Committee: Nelda Edwards, chairperson reported today's breakfast had a few more residents attend and hopefully it will continue to pick up. Total expenses to date have been \$123.59, leaving a balance of \$132.65. This includes all activities and breakfast that have been held. Next month's breakfast will be French toast with sausage, fruit, coffee and orange juice. The committee has decided it will work out better if the time is changed to 8:30 to 9:30 for serving and see if that works better. So far they have scheduled an Easter Egg Hunt, with an Easter Bunny on 4/16, a garage sale on 5/20 and 21, a fish fry in June (possibly), a hot dog dinner in July, bingo at the community center in August and another garage sale in September or October. More details will be coming as it gets closer to the events. A resident volunteered to donate \$250.00 to the committee to help with expenses. Thank you very much!

Maintenance Committee: Cody Rodgers, Chairperson reported they hope to start working on cleaning up the rest of the chairs in the next few weeks. They will also be doing some work at the fishing pier before May when the inspection is due to be done. There is not a lot to do, but it still takes time and manpower. Someone backed into the gate at the Wedgewood Loop launch and John has repaired it. They are considering bringing in another dumpster in the fall, as the last one filled up quickly. It cost \$540.00 to have a dumpster brought in and picked up. Glenn reminded the committee Scott Tuley, County Commissioner informed him we could dump things at the county dump on Wednesdays for free, but it must be bagged. The committee will keep this option open. Jim Skains asked Jim Baker to give a report on getting dirt to help fill in the old pool area. Jim report that Saltfield, the person that has brought all the new mobile home into the community has bought The Eagle Inn on Main Street in Gun Barrel City. He plans to renovate it into an extended stay style hotel. He will have several employees here working on it and other properties he has and they will need a place to stay. There is a lot behind the hotel that he has asked Gun Barrel City about buying to put his large equipment on. If the city sells it to him, he will be doing work on that lot also. He will have at least 10 loads of dirt that will be dug up and he has agreed to give us 20 loads of dirt for our old pool area and will spread it for us. Jim Baker is in constant contact with Saltfield and is Saltfield's onsite maintenance person. He should know by next month if the purchase has been completed. Saltfield is doing a lot in the community now, as there are plans for several big changes in the future. Jim Baker explained that Saltfield is very strict on his leases and has several conditions that

must be met before they are given keys to the boat ramps/fishing pier. Jim asked that if there are any complaints about the residents leasing the units to contact him and he can help resolve it.

Other Business: John Garvin reported he still has not heard from Scott Tuley about pothole repairs and/or gutter problems but will try again. The Maintenance Committee will make a list of things that need to be done that are the county's responsibility. One of the things that needs to be addressed is our missing street signs. Judy DeChant volunteered to get a quote for the signs and hardware to put the signs up.

Owners in Attendance:

Resident asked if it would be beneficial for the POA to buy some of these old, abandoned properties if they are for sale for tax right offs. Due to the rising costs of property today the POA could possibly make money, even after cleaning off the property, or just buy vacant lots. This can be investigated but will have to check the POA rules and regulations as they may not allow the POA to own property.

Resident asked if some of the problems with the gates might be coming from the new rental tenants. Jim Baker explained he is the one that gives the keys out and only gives a key if it is requested. Before he gives them a key he explain all of the rules about the use of the fishing pier and boat ramps.

Glenn Hughes asked for a motion to close the meeting. A motion to close the meeting was made by Jim Skains, Judy DeChant seconded the motion. All Agreed. Meeting was adjourned at 10:38 a.m.



Submitted by:

Nelda Edwards, Secretary
Nelda Edwards, Secretary

April 9, 2022
Date