



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

**OHOA MEETING MINUTES**

**JULY 9, 2022**

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**PRESENT:**

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

**Board Members Absent:** Kirsten Kirlin

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Glenn Hughes, President, called the meeting to order at 9:32 a.m. The meeting was opened with an invocation lead by Glenn Hughes. There were 8 board members and 9 residents in attendance. Glenn thanked the Social Committee and John Garvin for the delicious breakfast this morning.

Glenn reminded everyone the May 14, 2022 minutes have been approved and posted on the website.

**Cash Status Report:** Glenn asked everyone to review the June Cash Status Report that was available to them at the sign in table. Glenn noted the following items: donations were received, there was over \$8,000 in assessments and fees received and so far in July around \$6,000 in assessments have been received. Glenn asked for questions. There being no questions, Jim Skains made a motion to approve the June Cash Status report as presented. Cile Stokes seconded the motion. Vote was taken, all approved. The June Cash Status will be posted on the website.

Glenn announced his retirement as President of the Oak Harbor Owners Association. This will be effective immediately. Glenn handed the gavel over to John Garvin, Vice President. John accepted the gavel and proceeded to conduct the remainder of the meeting.

Jim Skains took the opportunity to present Glenn with a Certificate of Appreciation for his ten year 11 months service as President to the association. Jim explained Glenn had talked to him and John about his decision, and felt it was time to make more room for new Board Members to get involved. The Board agreed Glenn would continue to serve as Property Manager. The duties of this position will be to work with realtors and closing companies when properties are sold. Other previous duties handled by Glenn will be taken over by John Garvin, Vice President until after the annual meeting at which time a new President will be elected.

**Treasurer/Bookkeeper Report:** Jim Skains reported according to budget we are over our target for the year. Highlights of the report: Our income is over \$8,000 for the month and have received around \$6000 for July, with more coming in daily. Due to the present income \$9000 has been transferred to our savings account for future use. Around \$4000 has been collected using Paypal and another \$4000 has been collected by allowing residents to use a payment plan (some over eight years old). We will continue to use both avenues to collect payments. Cody Rodgers made a motion to accept the treasurer/bookkeeper report as reviewed. Cile Stokes seconded the motion. All approved.

Jim reported he has given the Board an estimate for the expenses of adding a Park area at the community center area, and an estimate from the Maintenance Committee to do repairs at the fishing pier.

Jim reported there is still a lot of activity on the web site and the Facebook page.

## **Committee Reports**

**Architectural Control Committee:** Dave Jones reported there were two permits issued in June. One for a patio cover and one for a fence. There are two permits that are expired, one on Deep Harbor and one on Chaparral.

**Neighborhood Watch:** Beth Jones, chairperson reported there is still one of the streetlights not burning and there had been a problem with the gate on Wedgewood Loop. John Garvin reported he has repaired the gate and noticed there were several dead turtles laying on the picnic table. He did some checking and found where someone had used a hammer to kill the turtle and had left the hammer on the table. John has gotten new batteries and cards for the cameras and will be putting them up in areas needed.

**Social Committee:** Nelda Edwards, chairperson thanked John Garvin, Charlene Baker and Debbie Skains for providing breakfast this morning. Due to August being the annual meeting and preparing for it we will not be having a breakfast in August. Cile has agreed to be in charge of the refreshments for the meeting. The committee will be meeting sometime in August to discuss if it will continue to have the breakfast each month. The purpose in the breakfast was to get more community members involved and meet each other. So far it has mainly been the Board members who attend the breakfast, therefore the committee will be discussing what they want to do for the future.

**Annual Meeting:** Nelda reminded everyone we have our annual meeting in August. We have three positions that will need filling. Glenn Hughes, Jim Skains and Judy DeChant have terms expiring in August. If anyone is interested in a position on the Board or know someone that might be interested get with Nelda as soon as possible and she will answer any questions. Nelda reminded everyone there is criteria (see By-Laws) that must be followed to become a Board member, so she must have time to be sure a person is eligible. If you want to nominate someone at the meeting, you need to be sure they are willing to serve and must meet the eligibility criteria. It is also important to remember a person is not running for a particular office, only for a position. Offices are determined by the Board at a later meeting. According to our by-laws you must be present and a member in good standing to vote. The husband and wife of a property each have a vote. Nelda will need someone to check in residents, make sure they are eligible to vote (must be in good standing and dues are up to date) and give them a ballot. She will also need someone to help her count the votes during the break. Cody Rodgers volunteered to check people in and Cile Stokes volunteered to help Nelda with counting the votes.

**Welcome Committee:** Kirsten was unable to be at meeting today, but Rodney Johnson is working on the committee with her. Rodney reported they are making progress on getting things done.

**Maintenance Committee:** Cody Rodgers, Chairperson reported the committee has been waiting to be sure money was available and the weather has cooled down to begin working on the repairs to the fishing pier. There are several boards that need to be replaced as well as some other work. Cody asked for volunteers to help with the work as there is a lot to do. Get with him and let him know if you can help and he will let you when they are going to start the work. They have estimated it will be approximately \$1000 for the materials. Jim Skains make a motion the Maintenance Committee be approved to spend up to \$1000 for materials for the fishing pier, with any above that needing approval. Cile Stokes seconded the motion, vote was taken, all approved.

Cody met with Scott Tuley and the county engineer to discuss the drainage issues in the neighborhood. The engineer advised him we would need to have a study done by an engineer to determine our needs with

there being a cost of \$40 to \$50,000 that we would need to pay. Cody reminded the engineer these are county roads; they should pay for the study. She did not agree and left the meeting with no comment. Not sure where we will go from here.

**Updates:** Cile Stokes reported she has talked with two different insurance agents to get an idea of what type of insurance we need and what it will cover, as well as the costs. We will need to make some definite plans before she can get a firm price. Cile explained we can get a special rider for events such as a tournament or bounce house. Cile wants to target January 1<sup>st</sup> as a date to have some firm plans ready to give the agent. Jim Skains explained that it will have to be done in phases, due to costs and labor. The first phase will be getting the fence moved to the specific areas needed, phase two will be to add a swing set and the materials needed to put the swing set in place (i.e. the type of material for the grass). There will be more permanent plans made after the annual meeting, where the idea will be presented. We will start with the playground only, no restrooms in the beginning. We will also need to decide how/what people are allowed to use the area. Dave Jones brought up the fact we need to take into consideration the By-Laws state all members in good standing and their families have the right to use all Association facilities, including parks and recreational areas in accordance with the Association rules or we will need to amend our By-Laws.

Joe DeChant reported he has sent a work order to the county for the replacement of street signs. He has not heard from them at this time but will continue to remind the county until work completed. He did talk to the county about the possibility of putting speed bumps on some of our busier streets. He was told that due to emergency vehicles coming into the neighborhoods they can not put in speed bumps.

**Owners in Attendance:** There were no questions or comments from the owners in attendance.

There being no further business, John Garvin made a motion to close the meeting. Cody Rodgers seconded the motion. All approved. Meeting was closed at 10:15 a.m.



Submitted by:

Nelda Edwards, Secretary

July 9, 2022

Date