



OAK HARBOR OWNERS ASSOCIATION
OAK HARBOR ~ TANGLEWOOD SHORES

OHOA MEETING MINUTES

AUGUST 20, 2022

PRESENT:

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

Board Members Absent: Kirsten Kirilin

The meeting was called to order by John Garvin, President at 9:35 a.m. Everyone observed a moment of silence for the invocation. There were 7 board members and 16 residents in attendance.

Cash Status Report: John asked Jim Skains to review the Cash Status Report. After reviewing John asked for questions from the audience. There was a question from resident as to what period this report covered and what percent of the annual dues have been paid. Cile Stokes explained we are on a new billing cycle. In the past all assessments were billed at one time; with the new system it is on a monthly basis, therefore an exact number isn't available at this time. Jim Skains explained about 30% of residents have paid their assessments as billed. We have several that have not been paid due to lots being sold and/or abandoned and we have been unable to find the owners. This is due to the fact not everyone goes thru a title company; therefore, the county records are never changed. Cile Stokes explained a committee has been formed that is working on trying to find the rightful owners. Cody Rodgers made a motion the Cash Status Report be approved as read; Jim Skains seconded the motion. Vote was taken, all approved. The July Cash Status will be posted on the website.

Treasurer/Bookkeeper Report: Jim Skains reported according to budget we are on target for the year. Due to finding some current addresses for residents we have been able to collect some past due money, which has helped the budget. The question was raised with the POA being a nonprofit are we allowed to have a savings account. Jim Skains explained the rules for a POA are somewhat different than a regular company and since the Board approved the opening of the saving account it is legal. The bank was presented with a copy of the minutes stating the Board had approved the savings account.

Committee Reports

Architectural Control Committee: Jim Baker made the report in the absence of Dave Jones, chairperson. There were four (4) new permits issued in July. 1 carport, 2 fences, 1 shed. Jim advised Board there are still two locations that are out of compliance that need to be addressed by the Board.

Neighborhood Watch: Rodney Johnson made the report in the absence of Beth Jones, chairperson. There was an incident with a resident having someone knock on her door at night wanting in saying they needed help. The police were called but did not offer any assistance, so Rodney and John went to the resident's house to make sure everything was ok. Rodney reported it seems like 3 to 4 in the morning seems to be the prime time for activity, but it can happen anytime, so everyone needs to be careful and

remember to watch out for your neighbors. There has been a lot of activity from Henderson County the last few days due to people burning even with the burn ban on. Just because it rained a little one day does not lift the burn ban, that has to be done by the county.

Social Committee: Nelda Edwards, chairperson reported the committee met recently and have agreed they want to continue to have the monthly breakfast. It will be up to the ladies that cook as to what they will serve. The committee has planned a community activity for each month thru next April. September 10 will be Bingo, October 31 will be Trunk & Treat, November 12 will be Thanksgiving Pot Luck dinner, December 17 will be photos with Santa, January 14 will be a bonfire with hot dogs, February 11 will be Bingo, March 25 will be a yard sale, April will be pictures with the Easter Bunny. These activities may change due to weather, etc. and will be posted on our website and Facebook page. They will be asking the community to help by bringing cookies, candy and plastic eggs. They will also try making the marquee simpler.

Maintenance Committee: Cody Rodgers, Chairperson reported they are working on repairing the fishing pier. Once they started on it they found it was in worse condition than thought and will take more time and money to repair. Any help would be appreciated. Notice will be put on the Facebook page as to date and time they plan to work. A resident asked they look at the light on the pier while they are working on it as the light globe may be cracked and is not shining very bright.

Playground/Insurance Update: Cile Stokes, chairperson has talked to two different agents in the area that handle other POA insurance. Until final plans are made, they cannot give her an actual dollar amount and as we add to the playground area the price will change. The one thing they both advised her is the area should be locked up and keys given to the residents with a sign stating the area is for residents and their guests only. Resident asked if the area must be supervised when someone is there and Cile explained since it will be locked up and people must use a key to get in and out it does not have to be supervised. The Board is working on getting the final plans together, starting with a playground set, then adding other features as money allows. At the present time there are no plans to refurbish the restrooms, due to costs.

New Business

Jim Skains reported due to SB1588 the POA will need to update some of its by-laws. It has also been suggested we change the age of trailers coming into the community and the number and timeframe of meetings a Board member can miss. The updates will need to be discussed in an Executive Board Meeting and then presented to the residents.

Property Manager duties: Members of the Board have been working on the duties of Property Manager for Glenn Hughes. This position must have a certificate filed with the State and County in order to work with the realtors and title companies. Glenn has this certificate and other duties will be discussed at an Executive Board meeting and presented to Glenn.

Rental of POA building: This item was discussed, and new rates were approved at the annual meeting in 2021. Due to rising costs the Board suggested it be changed. The following rates were suggested, \$250.00 for the rental for eight (8) hours with a \$150.00 cleaning fee. It was agreed this is more in line for the rental as we are only wanting to cover the electric and water costs, not make money. The new rates will be posted on our website and Facebook page.

Owners in Attendance: Resident asked about a trash pickup day. Glenn Hughes announced he has signed the POA up for the "Trash Bash" to be held on September 24. Glenn will have trash bags, t-shirts and other supplies needed. If anyone cannot help on Saturday, they can contact Glenn to get supplies earlier. Everyone can meet at the annex building on the 24 to pick up their shirt and supplies. Glenn reminded everyone there is food and activities at Finley Park in the afternoon for all volunteers. Glenn will put announcement on Facebook.

Resident asked about the possibility of having a dumpster brought in again for cleanup. Cody Rodgers, Maintenance Committee chairperson stated they are hoping to have one later this year, depending on the budget, but a date has not been set.

Resident asked about some lighting at the entrance sign. He has missed the entrance and thought there had been lights on it. It was explained there is no electricity in that area, but the Maintenance Committee can determine if solar lights would work and install them.

Resident asked about another fire hydrant in the community. It was explained we were told a third one would not be a good idea. If we have too many hydrants open it would cause the water flow to be too slow to service them.

Resident stated he did not think we should have to sign the ballots for voting purposes. He should not have been given a ballot if he was not allowed to vote. It was stated if anyone did not sign their ballot that is fine and the issue will be researched for future voting.

Other Business

Facebook page: Jim Skains reported there are two (2) administrators for the POA Facebook Page, himself and Glenn Hughes. There have been questions about what is allowed and not allowed. Jim explained if there is profanity at all they will not approve the posting and if there is a statement about a particular person that will not be posted. The Facebook page is not there to bash a person or have profanity showing on it. The purpose of the Facebook page is to inform residents of things happening in our community. If a person has an issue with something or someone, they should contact a Board member directly.

Candidates, Jim Skains, Judy DeChant, Dorothy Carlisle and Robert Willis introduced themselves and gave information about themselves. Residents were then asked to vote and take a refreshment break while votes were being counted. Votes were counted by Nelda Edwards and Cile Stokes.

After break the new Board members were announced. Jim Skains, Judy DeChant and Dorothy Carlisle were voted onto the Board.

John Garvin, President called for an adjournment of the general meeting to be followed by an Executive Board meeting.

Cody Rodgers made a motion the meeting be adjourned. Joe DeChant seconded the motion. All approved. Meeting was adjourned at 11:00 a.m.



Submitted by:

Nelda Edwards, Secretary

Nelda Edwards, Secretary

August 20, 2022

Date