



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

OHOA MEETING MINUTES

NOVEMBER 12, 2022

PRESENT:

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

Board Members Absent: Joe DeChant

The meeting was called to order by John Garvin, President at 9:28 a.m. Everyone observed a moment of silence for the invocation. There were 7 board members and 8 residents in attendance.

Cash Status Report/Treasurer's Report: Jim Skains reviewed the Cash Status Report, as well as the Treasurer's Report. Jim highlighted the fact that the phone bill seems high as it was for two months. There has been an issue with getting the billing correct with the phone company, but Jim is working with them to get it in order. There is an expense for the new key machine, blank keys for it and new locks. Since the report was prepared at the end of the month there has been more income received, which will give the POA approximately \$48,000.00 in the checking and savings accounts. Jim will be transferring more money to the savings account next week. There will be an expense next month for the new printer for the office as well as a monthly fee for wi-fi service. Jim is working with Suddenlink to get the best price. They are the vendor who offers us a return for the number of users in the community, therefore we would like to use them if possible. The bookkeeper, BJ, has started working with Jim and learning our system. She will be working in the office on Tuesdays and will coordinate with Jim on the times she works. After reviewing the Cash Status Report and the Treasurer's Report John asked for questions from the audience. There were no questions. Cody made a motion that the Cash Status Report and the Treasurer's Report be approved as read. Cile seconded the motion. Motion carried.

Committee Reports

Architectural Control Committee: Dave Jones, chairperson reported there were three (3) new permits issued in October. 1 new home, 1 porch cover and 1 fence. There is a new issue that has developed over the last week with a fence being put up without a permit. It is being addressed by the committee members. Dave reminded the Board there are still four locations that are out of compliance that need to be addressed by the Board. Joe has a letter he developed to address compliance issues and the Board will need to get with him about the letter and the status of mailings. Cile suggested there be a generic letter that they can use to send out when needed as the one Joe has used was specific. The Board agreed this was needed and will get with Joe about the letter.

Neighborhood Watch: Beth Jones, chairperson reported there has been no activity reported to her. Cody has been driving around during the late hours and has noticed it is dark in some areas. He is to get with Beth about the areas that are dark to see if there can be a light turned on or added. John reminded everyone in attendance we need to continue to call Scott Tuley's office and complain about the lack of street signs, speed limit signs and road conditions.

Social Committee: Nelda Edwards, chairperson reported the committee has given \$885.20 from the garage sale proceeds to be used for playground equipment. She reminded everyone that no POA dues money is used for the events held by the Social Committee, it is all with donations money. The next event will be a potluck dinner tonight, all are welcome. It will be from 6:00 to 8:00. The next event will be photos with Santa on December 17, 1 to 3. Cookies and punch will be served. Nelda announced she will be moving after the first of the year. She will continue to serve as Secretary through the March meeting. If anyone is interested in serving as Secretary let John know and she can answer any questions you may have.

Maintenance Committee: Cody Rodgers, Chairperson reported they have several projects that need to be worked on but agree the next project should be getting ready to develop the park area. There will be a cleanup/workday, Saturday, November 19 at the annex building area. The goal is to start putting up the new fence area and clean the grounds and the inside of the annex building. Also, the area under the pavilion needs to be cleaned out so the key machine and a security system (donated by Jim Skains) can be installed. It will be announced on our Facebook page. This area must be cleaned, and insurance will have to be obtained before the park can be opened. Cody brought up the subject of the restrooms inside the annex building. Both the ladies and the mens are in terrible almost unusable condition. The Maintenance Committee will also be working on those repairs, starting with the lady's restroom first.

Toys 4 Tots: Cile reported the first weekend was a success. Several toys were donated, and raffle tickets were bought. Hopefully this weekend will be as successful. She has put the information on our Facebook page on how to apply to receive the benefits from Toys 4 Tots and the dates and times of the collection. She can use someone to help next Saturday as there is only one person signed up to be there.

Old Business: See above notes on key machine, Park and Bookkeeper

New Business: See above notes on Wifi in the office area and the Secretary position. Jim Skains announced the office and POA phone will now have the hours of 9 to 5 Monday through Friday and 9 to 12 on Saturday.

Cody Rodgers reminded the Board that we are one member short at this time. He would like to nominate Robert Willis to fill that vacancy. Robert brings a lot of construction and purchasing experience with him to the vacancy. After discussion among the Board Cody made the motion to add Robert Willis to the Board immediately, Jim seconded the motion, all approved.

Owners in Attendance: Beth Jones suggested we need to hire someone to come in and clean the annex building floors and to spray the building for ants. There were several ants in the kitchen area this morning. Jim Skains announced the Maintenance Committee will spray the building and cleaning the floors will be addressed on the clean up day also.

Other Business: None

Cile made a motion the meeting be adjourned, Cody seconded the motion. All approved. The meeting was adjourned at 10:11 a.m.



Submitted by:

Nelda Edwards, Secretary

Nelda Edwards, Secretary

November 12, 2022

Date