



# OAK HARBOR OWNER'S ASSOCIATION

## OAK HARBOR – TANGLEWOOD SHORES

### OHOA ANNUAL MEETING MINUTES

August 15<sup>TH</sup> 2026

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**Board Members Present:** John Garvin, Jim Skains, Doug Hammer, CJ Sickels, Randy Craft

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The meeting was called to order at 9:30 a.m. by OHOA President, John Garvin.

**2026-2027 Annual Budget:** OHOA Treasure, Doug Hammer, provided the proposed 2026 – 2027 Annual Budget. Copies of the Budget were provided to Owners present and are available on the Oak Harbor POA website, <https://oakharborpoa.com/> under the “Financial” tab on the main page. A motion to approve the 2026 – 2027 OHOA Annual Budget was made, seconded, and approved by all Board members.

**2026 Election:** OHOA Secretary, Doug Hammer provided a report on the 2026 OHOA Board election which ended on Friday, August 14<sup>th</sup>. Two Board positions were on the ballot and there were no new candidates identified through the volunteer nomination process. As such, only 30 total ballots were received and the two incumbent Board members, CJ Sickels and Randy Craft, were re-elected to their positions. A motion to approve the 2026 OHOA Election Results was made, seconded, and approved by all Board members.

**2026 Assessment:** OHOA Treasure, Doug Hammer provided an update on the ongoing June 1<sup>st</sup> 2026 - May 31<sup>st</sup> 2027 Owners Assessment. Assessment notifications were mailed to owners on June 30<sup>th</sup> 2026. Each annual assessment cycle should generate \$34,000 in funds and 6 weeks into the 2026 Assessment, OHOA has collected \$12,000. Assessment fees will continue to come in and follow-up will be required with those owners who do not submit payment by the 31 August deadline.

**Property Transfer Fee.** OHOA Treasure, Doug Hammer announced a recommendation to increase the OHOA Property Transfer Fee from \$100 to \$200. Owners’ opinions were solicited and no objections were noted. A motion to approve the increased OHOA Property Transfer Fee was made, seconded, and approved by all Board members. Doug Hammer will update the OHOA Management Certificate with Henderson County to reflect this change.

**Community Center Rental Fee:** OHOA Treasure, Doug Hammer announced the recommendation to lower the OHOA Community Center Rental Fee. The current rental fee calls for both a \$250 rental fee and \$150 non-refundable cleaning fee. The proposed rental fee will be \$200 plus a \$150 refundable cleaning fee. The refundable cleaning fee will be returned if renters provide their own cleaning and no additional services are needed. Owners’ opinions were solicited and no objections were noted. A motion to approve the new OHOA Community Center Rental Fee was made, seconded, and approved by all Board members. The new rental fee structure will be posted on the OHOA website.

**Office Hours:** OHOA Secretary, Doug Hammer announce that effective immediately Office Hours for owners to meet with Board officers (President, Treasure). Current Office Hours are Tuesday, 9:30 am – 12:00 pm (noon). Updated Office Hours are Wednesday, 9:30 am – 12:00 pm (noon). Owners’ opinions were solicited and no objections were noted. A motion to approve the new OHOA Office Hours was made, seconded, and approved by all Board members.

**OHOA Volunteer Positions:** OHOA Secretary, Doug Hammer announced that volunteers are needed for both the Architectural Control and Social Committees. Volunteers can contact any OHOA Board member.

#### **Owners’ Comments:**

- Timeline for Community Center Improvements. An Owner asked the timeline for making the Community Center improvements identified within the 2026 – 2027 Annual Budget. President, John Garvin stated a timeline will be put together and presented to owners at an upcoming Monthly Meeting.
- Future Annual Budgets. An Owner asked if future annual budget could include both projected expenses and income. OHOA Treasure, Doug Hammer stated that change would be made in future Annual Budgets.

- Operating Commercial Business within OHOA Properties. An Owner asked if there were restrictions from operating a commercial business from a private residence within OHOA. The owner felt this was a restricted activity and stated they were aware of a violation. OHOA Secretary, Doug Hammer, stated he would verify by reviewing the Property Restrictions and report back at a future Monthly Meeting.

A call for meeting adjournment was made, seconded, and the meeting adjourned at 10:00am.



Submitted by:

*Doug Hammer*

Doug Hammer, OHOA Secretary

08/15/2026