



OAK HARBOR OWNER'S ASSOCIATION

OAK HARBOR – TANGLEWOOD SHORES

OHOA MEETING MINUTES

NOVEMBER 8TH 2025

Board Members Present: John Garvin, Jim Skains, C.J. Sickels, Doug Hammer

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

Cash Status Report / Treasure's Report: Jim Skains provided the Cash Status Report and Treasures Report. Cash Status Report shows checking balance of \$14,424.20 and savings balance of \$13,516.50.

Committee Reports:

Social Committee: We are currently without a Social Committee Chair and are looking for volunteers. The Social Committee is planning on a Christmas Party with Santa to be held on Saturday, December 20th from 1-3pm. Community members who wish to participate in decorating or running the event should contact the POA at 903-880-7311. Cody Rodgers is starting the Toys for Tots this afternoon. Volunteers are needed to work the drop off location (outside the POA building) every Saturday from 9am to 5pm and every Sunday from 1 to 5 pm. The plan is to break the times up into shifts with at least 2 people per shift. Volunteers should reach out to Cody Rodger at 214-729-8256.

Architectural Control Committee (AOC): ACC member Cody Rodgers reported two new permits were processed in October and one new permit so far in November. We are looking for volunteers to be on the ACC. Doug Hammer stated that Bruce Taylor has volunteered but Cody Rodgers needs to confirmed that before the Board formally appoints him to the ACC.

Crime Watch: Cody Rodgers stated that there has been no Crime Watch activity. We are in need of Crime Watch volunteers to keep the program going. The plan is to have one volunteer for each day of the week to spread the workload. Volunteers would observe reportable activity then send a text out to the Community Watch group so everyone is aware of what is being seen. If criminal activity is observed, that should be reported to the Henderson County Sherrif.

Old Business: John Garvin reported that we are seeing an issue at the boat ramp where dirt is being washed away from alongside the walkway. His plan is to collect some broken-up cement chunks and rocks that can be mixed with concrete to take care of it. Once he can confirm he can get the cement chunks he will need one or two people to help him mix the cement and place it. The plan is to barrow a cement mixer to make the job easier.

New Business: John Garvin provided additional details on the Christmas event and emphasized the need for volunteers.

Owners' Comments:

1. An owner asked where they could find the annual budget and Jim Stains replied it was posted on the Oak Harbor POA website <https://oakharborpoa.com/>.
2. An owner ask where our community goals can be found. Doug Hammer replied that he had posted the goals collected on the Oak Harbor Tanglewood Shores Resident's Facebook page <https://www.facebook.com/groups/215321135329658>. Doug Hammer stated he would report along with additional information on what we need in term of volunteers or additional funding to execute each goal. He emphasized that most of the goals will require both so community participation will be the key.
3. An owner asked if the Board was familiar with the Keep Gun Barrel Beautiful effort? Doug Hammer responded that he was and that although our community is outside of the city limits, there may ideas we can leverage from that effort. He will research to see what we can possibly include in our goals. The owner stated they would also look into the Gun Barrel effort to see if there were any resources we could leverage as a community.
4. An owner asked if the Board could be more specific on a complete list of what volunteer activities are needed. Doug Hammer stated he would put something together based upon our community goals and post in on our

Facebook page as well as our website. John Garvin stated that anyone who would like to volunteer can call the POA cell phone at 903-880-7311.

5. An owner asked is the Henderson County Sheriff activity in the community was having an impact on crime. Jim Stains and John Garvin stated that in general crime has been down over past years. The owner asked if it was possible to get possible leverage the National Night Out program to get the Sheriff to come to our meeting and Jim Stains replied that we are working to make that happen.

The meeting adjourned at time 9:50am.



Submitted by:

Doug Hammer

Doug Hammer

11/08/2025