



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

**OHOA MEETING MINUTES**

**NOVEMBER 13, 2021**

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**PRESENT:**

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

**Bookkeeper:** Glenn Hughes

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**ABSENT:**

**Board Members:** Kirsten Kirlin

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Glenn Hughes, President, called the meeting to order at 9:30 and asked for volunteers to give the invocation. Joe DeChant volunteered and gave the invocation. There were 8 board members and 09 residents in attendance.

**October 9, 2021** minutes have been approved and posted on the website.

**Bookkeeper/Treasurer Report:** Glenn reviewed the following items on the October Cash Status Report. The cell phone bill has increased due to a rate increase, the electric bill has increased due to cooler weather, using heat more for meeting. Glenn opened the floor for any questions, there were none. Jim Skains made the motion the minutes be accepted as read, Joe DeChant seconded. Motion carried. October 2021 Cash Status Report will be posted on website.

Jim Skains reported he has developed a budget for the association using the last two years figures. The Board will review the budget during Executive Board meeting, once approved by Board will be posted on website.

Jim Skains reported he and Glenn have been working on the association books. Glenn has given Jim the association computer, Jim will be making a clone system allowing two individuals access to all records at any time.

**Architectural Control Committee:** Glenn passed out a new form that will be used when people want to rental the community center (Beamguard Building). This form will be posted on the website.

Dave Jones , chairperson of the ACC committee reminded everyone a discussion was held at the annual meeting regarding the increase to building permits. The immediate increase from \$15.00 to \$25.00 was approved with discussion of having different prices for different things being done. The suggestion was \$50.00 for new building permits and \$25.00 for additions, i.e. porches, fences, etc. Jim Skains made the motion the permits be increased to \$50.00 for new buildings and \$25.00 for additions. Cile Stokes made a motion to table this discussion for the next meeting until the ACC can contact other associations to compare prices. Cody Rodgers seconded the motion. All approved. Motion carried.

Dave reported permits given for 4 new mobile homes, 1 new house and 1 miscellaneous permit given during the last thirty days.

**Nuisance/Neighborhood Watch:** Beth Jones, chairperson reported things have been quite. She is always looking for people to help with the Crime Watch. Glenn had someone approach him about wanting to be on the committee. Glenn will get with Beth and give him the name and phone number to get signs to him.

**TOYS-4-TOTS:** Roberta Tyreman, chairperson, reported donations of toys and money have been good so far, as well as sale of raffle tickets. She has volunteers for the next two weekends.

**SOCIAL COMMITTEE:** Nelda Edwards, Chairperson announced the committee has will be having at least two sessions for "Photos with Santa." One will be November 21, and the second will be December 5. Glenn and Cathey Hughes have volunteered to be our Mr. and Mrs. Clause. There will be hot chocolate, cookies and candy canes for the children getting their pictures taken. Santa and Mrs. Clause will be from 1:00 to 3:00 each day. The committee is also working on having a breakfast on the day of the monthly meeting, and planning a couple of pot luck dinners. Nelda reminded everyone the committee is open to any suggestions, so get in touch with one of the committee members to discuss your suggestions.

#### **OTHER BUSINESS:**

Glenn reported the TRWD has made their inspection and with a couple of repairs to the fishing pier we will pass the inspection. John Garvin has already done some of the repairs.

Glenn announced he has talked to Scott Tuley, county commissioner and he will allow the association to make one free dump at the local dump yard. It will have to be garbage bags only, no furniture, mattresses, or tires and will have to be done on a Wednesday. Discussion followed about how this would help the community. Everyone agreed this would be t helpful but we need to be able to get rid of big items people have laying around in their yards. It was suggested we might want to investigate a dumpster for the community.

Jim Skains reported the Maintenance Committee has developed a Property Maintenance Policy they will be following. The policy explains how and what the committee will be responsible for, has a form to be filled out explaining what work needs to be done and when work is done and has a maintenance schedule they will follow. Property Maintenance Policy will be added to the website. Jim Skains made a motion the committee be allowed to make any repairs they can do, will have the authority to spend no more than \$200.00 to make any repair(s) and will get three bids for repairs they are unable to do. The committee will make a recommendation to the Board on the three bids and obtain Board approval for the approval of the job. The committee will make inspections monthly, committee will make a report to Board on pending work, work to be done and work completed with the cost of maintenance/repair. Cile seconded the motion as described by Jim Skains, all approved, motion carried.

It was suggested a notice be added to our Facebook page asking that anyone with maintenance skills let the committee know if they would like to volunteer their talents.

Dave Jones asked if there was any news from the county as to when the road work was to begin. It was his understanding it was to start in September. Glenn has not heard anything at this time, but will try to find out for the next meeting.

Joe asked if anything had been decided about the streetlights. Beth and Dave Jones reported they have not been able to schedule a meeting yet, but hope to do so soon. Joe asked if there was any possibility of the county paying for the ones that are located on the county roads. He volunteered to talk to Scott Tuley about that possibility.

Jim Skains announced there will be an Executive Board meeting as soon as residents left the meeting. This meeting will be to discuss the proposed budget.

Cile made a motion the meeting be adjourned.

Jim seconded the motion. All approved.

The meeting was adjourned at 10:45 a.m.



Submitted by:

*Nelda Edwards, Secretary*

*November 13, 2021*

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Nelda Edwards, Secretary

Date