

**Northwood Lake Estates Homeowners Association
February 14, 2017
George Fina Municipal Building
314 Edmond Road, Piedmont, Ok. 73078**

Agenda

- I. Welcome and Quorum Determined
- II. Consent Docket (Minutes and Financials)
- III. Reports
 - A. Architecture and Construction
 - B. Roads
 - C. Lake and Dam
- IV. Old Business
 - A. Gates
 - B. Speed Bumps
 - C. Traffic Signs
 - D. Small Claims
 - E. Boat Ramp and Swim area
 - F. Decals
- V. Executive Session
 - A. Building on Westlake
- VI. New Business
- VII. Adjourn

Attendance

Council Members – Elaine Hayes, John Tate, Joe Sullivan, Kyle Taylor, Stacey Burris, Kay Martin

Minutes of February 14, 2017

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:12 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes of the January 10, 2017, meeting. The reading of the minutes was waived.

The monthly financial statement had been reviewed by Council members. There were no questions, additions or corrections noted.

John Tate made a motion to accept the consent docket. Joe Sullivan seconded the motion. There were no objections and the motion was approved.

III. Reports

A. Architecture and Construction – Kyle Taylor reported one plan had been submitted for a fence. Council members reviewed the plan and it was approved.

B. Roads – Joe Sullivan reported he is going to drive around the roads and draw up a plan for what he feels should be priority road repair when funds are available. Stacey Burris has talked with the man who had previously filled pot holes for us. He will be available in April to do more repairs. Joe Sullivan made a motion that we approve \$2500 for patch work on the roads. John Tate seconded the motion. There were no objections and the motion was approved. Stacey will write up a contract for the man to sign, agreeing to do additional pot hole repair up to \$2500.

C. Lake and Dam – John Tate had met with volunteers who are going to work on the swim area. After discussion it was decided it will be more cost effective to make the swim area near the boat ramp. John will get an itemized estimate regarding the cost of improving the swim area and forward the estimate to Council members. The erosion on the back of the dam is still a problem. Kyle Taylor volunteered to check on a product called an erosion mat and will get information to present to the Council.

IV. Old Business

A. Gates – Kyle Taylor reported he has talked with the homeowner whose land we might have to use when we build a gate. With the easement, we already have ten to fifteen feet of right of way from the road we can use, so we should not need to use much of the land

owned by the homeowner. We may have to pay for a fence to be put on the homeowner's land to keep traffic from cutting through his yard. Kyle is waiting to hear back from a couple of fence companies to get an exact quote for the gate installation. If a fence company can install the gate quickly, he will have them do so. If it is going to be a few weeks before they can install it, he will let the Council know at the next meeting.

B. Speed Bumps – The new speed bumps have been installed on the spillway and are slowing down traffic as planned.

C. Traffic Signs – Stacey Burris reported she has received the new traffic signs, is waiting on the poles. She has someone who will install the signs when the poles are delivered, at a cost of \$708.75. Kyle Taylor made a motion that we pay \$708.75 for the installation of the new signs. John Tate seconded the motion. There were no objections and the motion was approved.

D. Small Claims – We won a case in Small Claims Court on a past due account and should be receiving payment soon. Stacey Burris suggested we wait to file lawsuits on past due accounts until more than \$1000 is owed. It was decided she will wait until later in the year to see if we get any payments on the past due accounts before filing additional lawsuits.

E. Boat Ramp and Swim area - John Tate is going to obtain an estimate regarding improvements of the swim area.

F. Decals for longer - A homeowner had asked Elaine Hayes if the Council would consider issuing boat decals for a period of five years rather than one year. After discussion, it was decided it would be best to stay with the one year decal which better restricts access to the lake should a home or boat be sold.

V. Executive Session

A. Building on Westlake – Council was in executive session from 8:27 pm until 8:39 pm.

VI. New Business

A. Neighborhood Signs – The signs are not ready yet but will be soon. Stacey Burris said she will check with the man who is installing traffic signs for us and get a quote from him for installing the neighborhood signs. She will either email the quote to Council members or bring it to the next meeting.

B. Council Vacancy – Stacey Burris will put a notice on our web site letting homeowners know we need a volunteer to fill an opening on the Council.

C. Speed Bump Signs – Stacey Burris will order signs to advise motorists there are speed bumps ahead on the spillway.

VII. Adjourn

Joe Sullivan made a motion to adjourn the meeting. Stacey Burris seconded the motion. The meeting was adjourned at 8:41 pm.

