

**Northwood Lake Estates Homeowners Association
September 8, 2015
Piedmont Historical Society Building
168 Jackson Avenue NW
Piedmont, Oklahoma 73078**

Agenda

- I. Welcome and Quorum Determined
- II. Consent Docket (Minutes & Financials)
- III. Reports
 - A. Architecture & Construction
 - B. Roads
 - C. Lake & Dam
- IV. Old Business
 - A. Security at Boat Ramp
 - B. Gates
 - C. Speeding on the dam
 - D. Ludwig Property
 - E. Storage
 - F. Minutes – Semi-Annual & Annual Meetings
 - G. Cox – Executive Session
- V. New Business
- VI. Adjourn

Attendance

Council Members – Elaine Hayes, John Tate, Dan Garwood, Kyle Taylor, Kay Martin, Robb Winfield

Others – Roger Walkingstick, Carl Dodd

Minutes of September 8, 2015

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:05 pm. A quorum was determined.

II. Consent Docket (Minutes & Financials)

There were no additions to the minutes of the August 11, 2015, minutes. Kyle Taylor requested a correction be made to the minutes regarding the Architecture & Construction report. The correction will state the plan for the Larabe fence was approved by the Council. Once the needed approval forms have been completed, the plans for the outbuilding will be resubmitted to the Council for approval. The reading of the minutes was waived. The August financial report had not been received by Council members. Stacey Burris had not been able to forward the financial report as her computer was down. The report should be available for review at next month's meeting. John Tate made a motion to accept the consent docket. The motion was seconded by Robb Winfield. There were no objections and the motion was approved.

III. Reports

A. Architecture & Construction – Kyle Taylor reported he had received plans for an outbuilding from Roger Walkingstick. Mr. Walkingstick was present at the meeting and advised because there is a slope to the property which will require some dirt to be moved, he wants to wait several months before installing the floor to the building to allow the dirt to settle. Kyle advised Mr. Walkingstick he needs to provide a construction material list to the Council before any construction begins. The plans were approved by the Council. Kyle will send the approval letter to Mr. Walkingstick advising him the construction material list is needed before construction begins and Mr. Walkingstick should notify the Council within one year that the floor is laid in the building so it can be inspected to verify completion.

B. Roads – Joe Sullivan was not present at the meeting so a road report was not presented.

C. Lake & Dam - John Tate reported he had a couple of people volunteer to work on weed eating on the dam slope but felt it would be best if we hired someone to get the work done. We also need some dirt brought in and tractor work done after the slope is mowed. He will try to get a couple of estimates for this work before the next Council meeting.

IV. Old Business

A. Security at Boat Ramp - Security at the boat ramp has helped, seems to have slowed traffic down across the dam. We have had positive feedback from residents. We have hired security to be at the boat ramp area after some of the Piedmont football games this fall.

B. Gates - It still is not certain if our easements on the roads will allow us to install gates at certain areas. John Tate said he will try to get to the County Courthouse to see if he can gather any more information about the easements. He will also contact Titian Burris to see if Titian knows a land attorney who we might speak with.

C. Speeding on the Dam - Speeding on the dam seems to have lessened since we have had security patrols. Robb Winfield reported he went to a Road Maintenance Seminar presented by The Neighborhood Alliance. It was reported speed bumps don't seem to discourage speeding, cars continue to speed between the bumps and the bumps are a hassle for emergency vehicles, it slows them down. A lot of neighborhoods are removing speed bumps as they don't seem to be doing the job of slowing traffic. Robb obtained a source we can call if we need the names of companies for competitive bids for road work.

D. Ludwig Property - This is property on the north side of the lake that is run down, has high weeds in the yard. Stacey Burris has sent a letter to the owner of the property and given the owner thirty days to respond regarding getting the yard mowed and maintaining the property.

E. Storage - The lease on our storage building is up. Stacey Burris will renew the lease, pay for the storage facility for one year and get a new lock and entry code.

F. Minutes of Semi-annual and Annual Meetings - After discussion, it was decided the Committee Chairs will provide to the secretary, an outline of their reports they present at the semi-annual and annual meeting. They will try to provide these either before or shortly after the meetings so the secretary can get the minutes of the semi-annual and annual meetings completed within a month after the meetings. Kyle Taylor volunteered to type highlights of the monthly meetings and post them on the web site. The highlights of each meeting would be available to homeowners until the minutes are completed each month.

G. Cox - Executive Session – The Council met in Executive Session from 7:50 pm until 8:00 pm.

V. New Business – There was no new business to discuss. Carl Dodd did present plans for a fence. The plans were reviewed and approved by Council members.

VI. Adjourn – Kyle Taylor made a motion that the meeting be adjourned. Robb Winfield seconded the motion. There were no objections and the meeting was adjourned at 8:15 pm.