

**Northwood Lake Homeowners Association
March 14, 2017
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 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. Boat Ramp and Swim Area
 - E. Clean Up Day
- V. Executive Session
 - A. Building on Westlake
- VI. New Business
- VII. Adjourn

Attendance

Council Members – John Tate, Dan Garwood, Kyle Taylor, Stacey Burris, Joe Sullivan, Kay Martin

Others – Lisa Powers

Minutes of March 14, 2017

I. Welcome and Quorum Determined

John Tate called the meeting to order at 7:09 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes of the February 14, 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.

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

III. Reports

A. Architecture and Construction – Kyle Taylor reported he had received plans for an outbuilding, a fence and a fence screen, 18 feet in length. Council members reviewed the plans and they were approved.

B. Roads – Joe Sullivan reported we still have gravel and cold patch which can be used to fix potholes. He will have more delivered when needed and have it put at the old swimming area rather than at the boat dock area. John Tate will speak with the homeowner who lives next to the old swimming area to let him know the gravel and cold patch will be stored there.

Joe said we have some street signs missing in the neighborhood. When he is checking on roads, he will make an inventory of missing signs and will send an e-mail to Council members. At the next meeting, the Council can then decide what needs to be done to replace the missing signs.

Joe reported something needs to be done at the corner of Oak Hill and Canyon to keep the road from eroding and to keep people from using the yard to make the turn there. He thinks a curb or large rocks would keep traffic from cutting the corner. He will speak with the homeowners who live there, discuss options with them and report back to the Council.

Stacey Burris had received a complaint from a homeowner regarding brush at the corner of Westlake and LaCresta blocking the view of oncoming traffic. Joe said he will contact the owner of the property there and ask if they will trim the brush.

Another complaint was received concerning the placement of a new traffic sign. After discussion, it was decided Stacey Burris will contact the person who complained and advise him he can move the traffic sign to another position along the property, but it must be visible from the road.

C. Lake and Dam – John Tate reported he contacted the engineer who does our dam inspection, and advised him of the seepage problem on the dam. The inspector came out and

looked at the dam and told John he will get back with him after he determines what needs to be done.

Joe Sullivan made a motion to go ahead and purchase a load of gravel and cold patch, spending up to \$3000. John Tate seconded the motion. There were no objections and the motion was approved. The new loads will be delivered to the old swim area.

Kyle Taylor had spoken with a man who builds and repairs earthen dams. The man had given Kyle an estimate for hydromulching the back side of the dam. After discussion, Kyle Taylor made a motion that we approve Green Source Environmental to hydromulch the back side of the dam, including dirt work, up to the amount of \$8500. Stacey Burris seconded the motion. There were no objections and the motion was approved. Because the dam has recently been sprayed with pre-emergent, we will have to wait two months before doing the hydromulch.

IV. Old Business

A. Gates - Kyle Taylor has spoken with a man from a fence company and is waiting on a written estimate from him. He will e-mail the estimate to Council members or bring the information to next month's HOA meeting.

B. Speed Bumps – Stacey Burris has ordered signs that will warn motorists of the speed bumps.

C. Traffic Signs - Stacey Burris has ordered the traffic signs needed and is waiting on them to be delivered.

D. Boat Ramp and Swim Area - Work has started on the swim area at the boat dock.

E. Clean Up Day – John Tate will contact Oklahoma City to get a date when we can get a dumpster delivered. We can then set the date for the clean up day.

V. Executive Session

A. Building on Westlake – Council was in executive session from 8:44 pm until 8:48 pm.

VI. New Business

A. Landscaping - Stacey Burris stated she thought we should get bids from different vendors for the landscaping on the dam area. Council will discuss at a later date.

B. Abandoned House – Stacey reported there is a house at Nancy and Marie that appears to have been abandoned. Kyle Taylor said he will drive by the home to check it. The owners have not paid their homeowner's dues, Stacey will send them a letter.

VII. Adjourn

John Tate made a motion the meeting be adjourned. Joe Sullivan seconded the motion. The meeting was adjourned at 8:54 pm.