

**Northwood Lake Estates Homeowners Association
August 11, 2015
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 73078**

Agenda

- I. Welcome and Quorum Determined
- II. Consent Docket (Minutes & Financials)
- III. Cox Out-Building – Matthew Winton
- IV. Reports
 - A. Architecture & Construction
 - B. Roads
 - C. Lake & Dam
- V. Old Business
 - A. Security at Boat Ramp
 - B. Gates
 - C. Speeding on the Dam
 - D. Web Site
- E. Notary
- VI. New Business
- VII. Adjourn

Attendance

Council Members – Elaine Hayes, John Tate, Stacey Burris, Kay Martin, Dan Garwood, Joe Sullivan, Gary Bramlett

Others - Joe Maxwell, Shelby Ray, Bob Goemaat, Matthew Winton

Minutes of August 11, 2015

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:03 pm. A quorum was determined.

II. Consent Docket (Minutes & Financials)

There were no corrections or additions to the minutes of the July 14, 2015, meeting. The reading of the minutes was waived. The financial report had been reviewed by Council members and there were no questions. John Tate made a motion to accept the consent docket. The motion was seconded by Kay Martin. There were no objections and the motion was approved.

III. Cox Out Building – Matthew Winton

The Council met with attorney Matthew Winton in executive session from 7:08 pm until 7:55 pm.

IV. Reports

A. Architecture & Construction - Chair Kyle Taylor was not present at the meeting. Kyle had received plans for a fence and outbuilding, which he forwarded to other Council members to bring to the meeting. The plans were reviewed by Council members, however approval forms had not been submitted with the plans. John will contact Kyle Taylor regarding the needed forms.

B. Roads - Joe Sullivan reported the road assessment fee had been approved by homeowners at the annual meeting, however the fees will not be due until February, 2016. He has an estimate from Howard's Paving in the amount of \$29,375, to pave two areas we had previously graveled, and to repair the road by the spillway. He asked whether the HOA had money available to go ahead with these repairs or would we need to wait until after February, 2016, when additional monies are collected for the road assessment fee. After reviewing our financials it was determined we do have the cash flow to pay for these needed repairs. John Tate made a motion that we spend \$29,375 for the road repairs as outlined on the estimate from Howard's Paving. Gary Bramlett seconded the motion. There were no objections, the motion was approved

C. Lake & Dam – John Tate reported he had received a letter from the Oklahoma Water Resources Board which advised there was erosion on the downstream and upstream slope of the dam, a problem with the outlet pipe, and animal burrows. John stated before the problems could be repaired, we needed to mow the side of the dam and then bring in dirt and sod. He is going to get estimates for the dirt and sod. After discussion, it was decided to put a notice out

asking for homeowners with tractors, brush hogs, front-end loaders and weed eaters to volunteer to meet on a Saturday and try to get the dam mowed and dirt moved around. Stacey Burris will send out the notice on Facebook and emails.

V. Old Business

A. Security at Boat Ramp – Elaine Hayes stated having the security officer at the boat ramp has had a positive effect, has cut down on the use of the lake by people who do not reside in Northwood Lake Estates. She asked if the Council wanted to continue with security at the boat dock for another few weeks. After discussion it was decided to hire security for another weekend in August and for the Labor Day weekend in September. We will additionally hire them for a few Friday or Saturday nights after Piedmont High School football games. Elaine will obtain a football game schedule and then the additional dates will be decided.

B. Gates – Stacey Burris stated nothing further has been done regarding the gates, however the task force is to have a meeting later in August. John Tate will get with attorney Matthew Winton to see if he can advise us what our rights are regarding the road easements.

C. Speeding on the Dam – Speeding on the dam seems to have abated slightly but is still a problem.

D. Web Site - Stacey had talked with Jan Smith concerning our website. For Stacey to take over maintenance of the website, we will need to pay for a host sight. The cost of the host sight is \$59 for one year or \$145 for three years. John Tate made a motion that we pay for a host sight for three years and let Stacey Burris maintain the website. Gary Bramlett seconded the motion. There were no objections, the motion was approved. Stacey will contact Jan Smith and let her know the Council will pay for the host sight and take over maintaining the website.

E. Notary – Elaine Hayes advised Stacey Burris has obtained her notary seal and will be able to notarize documents for the Council.

F. Bank Cards - Two additional Council members have signed cards at the bank so they will be able to sign checks for the Council.

VI. New Business

A. Envelopes – Stacey Burris will purchase envelopes so she can send out statements for delinquent dues.

VII. Adjourn

John Tate made a motion that the meeting be adjourned. Gary Bramlett seconded the motion. There were no objections, the meeting was adjourned at 9:18 pm.