

Northwood Lake Estates Homeowner's Association

April 8, 2014

Northwood Elementary School

14100 Northwood Drive

Piedmont, Oklahoma

AGENDA

- I. Welcome & Quorum Determined
- II. Consent Docket (Minutes & Financials)
- III. Reports
 - A. Architecture & Construction
 - B. Roads
 - C. Lake & Dam
- IV. Old Business
 - A. Stacey Burris
 - B. Dumpster
 - C. Over Clearance Barriers
 - D. OCPD Report
 - E. Order More Signs
 - F. Finalize with NSC
- V. New Business
- VII. Adjourn

ATTENDANCE

Council Members – Elaine Hayes, Bob Goematt, David Matter, Craig Guy, Joe Sullivan, Laura Mitchell, Kay Martin, Gary Bramlett

Others – Paul Marley

MINUTES OF APRIL 8, 2014, MEETING

I. Welcome and Quorum Determined

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

II. Consent Docket

The reading of the minutes of the March 11, 2014, meeting was waived. There were no corrections or additions to the minutes.

The financial report was not reviewed at this time. Laura Mitchell made a motion to accept the consent docket. The motion was seconded by Craig Guy. There were no objections and the motion was approved.

III. Reports

A. Architecture & Construction - Bob Goemaat reported he had received a proposal from Paul Marley for an outbuilding and fence. The plans were reviewed by Council members and approved. Bob reported he had stopped a dump truck from going across the low water dam. He also contacted the construction company that owned the dump truck. The construction company apologized for their driver and said they would not be using the low water dam again, but would go around the other way.

B. Roads – Craig Guy reported we had a good supply of cold patch and gravel available for homeowners' use to patch potholes in the roads. He would like to have homeowners vote on a road assessment at the annual meeting to be held in June, 2014. Laura Mitchell made a motion that Craig Guy write up a proposal for needed road repair to be presented at the annual meeting and that a vote be taken at the annual meeting for a road assessment. The motion was seconded by Kay Martin. A vote was taken, there were seven yes votes, one nay vote. The motion was approved.

C. Lake & Dam – Chairman John Tate was not present at the meeting. Bob Goemaat reported we were able to obtain some rip-rap for the dam area from a project done by a homeowner. We may receive a bill for a bobcat used to push the rip-rap off the road and over the side of the dam.

Two weeks ago Bob and John put up new signs in the dam area. Six of these signs and one post have been stolen. Bob stated it would cost about \$80 to replace the signs stolen from the dam area, \$75 for four new signs for the proposed overhead barriers, for a total of \$155. Bob Goemaat made a motion to purchase the new and replacement signs for a cost of \$155.00. Laura Mitchell seconded the motion. There were no objections and the motion was approved.

A homeowner reported he saw another homeowner take down a street sign and put it on his outbuilding. He didn't think the Homeowners Association should have to pay to replace a sign when it is known who took the sign. He had called the OKC police and spoke with Sgt. Skopak. The sergeant suggested he report the theft to the HOA Council and let the Council contact the homeowner who took the sign.

Bob and John have contacted the Oklahoma City Police concerning ongoing vandalism in Northwood Lake. The police suggested a neighborhood patrol with a car with yellow flashing lights and magnetic signs. If the patrol finds anyone they think does not belong in the neighborhood, they can take a photo of the license plate, call 911 and turn them in. Bob had checked, beacons can be purchased for \$30 per pair and magnetic signs are \$45 per pair. He has spoken with several residents who have said they would be willing to volunteer for the neighborhood patrol. Bob Goemaat made a motion that we purchase two pairs of magnetic signs and beacons for approximately \$125 and start a neighborhood patrol. David Matter seconded the motion. There were no objections, the motion was approved.

Bob is working on getting an address assigned to the boat dock so when the police are called, we can give them the boat dock address rather than individual's addresses.

IV. Old Business

A. Stacey Burris - Stacey had obtained a post office box for the HOA, which is PO Box 701, Piedmont, Ok. 73078. She will pick up data base information from Neighborhood Services as soon as they tell her it is available. Stacey suggested we attempt to obtain a phone number for the HOA thru Skype. Her research shows this is probably the least expensive source. Bob Goemaat made a motion we have Stacey buy a phone number for the HOA thru Skype. David Matter seconded the motion. There was no opposition, the motion was approved.

Stacey had written up a notice to be emailed or mailed to all Northwood Lake residents advising Neighborhood Services would no longer be providing management or financial services for the HOA.

Joe Sullivan made a motion we contract with Stacey Burris, beginning April 1, 2014, for six months, payable monthly, to provide financial and management services for Northwood Lake

Estates HOA. The motion was seconded by Laura Mitchell. There was no opposition, the motion was approved.

Laura Mitchell reported we had collected \$3276.00 on delinquent accounts in February, 2014.

B. Dumpster – May 10, 2014, has been set as a clean up day. John Tate is having a dumpster delivered to use for trash and debris. We will get signs posted a week prior to the clean up day.

C. Over Clearance Barriers – Bob Goemaat reported the cost of the two barriers (two sets) is \$6400.

D. OCPD Report – Discussed earlier in the meeting.

E. Order More Signs – Discussed earlier in the meeting.

F. Finalize with NSC – Stacey Burris will obtain data bases from NSC.

VI. New Business

A. Letter to Homeowner – Kay Martin will compose and send a letter to the homeowner who has the street sign mounted on their outbuilding, requesting they return the sign to the HOA.

B. Commercial Vehicle Parking – Bob Goemaat reported a ticket has been issued by the OKC Code Enforcement Office to the people who were illegally parking commercial vehicles in the neighborhood. The City Attorney is waiting to see if the ticket is paid before filing any court action. If the ticket is paid, the Code Enforcement Office will continue to check every two weeks to be sure the illegal parking has stopped.

C. House That Burned – Bob Goemaat had also talked to OKC regarding the house which had burned to the ground. He was told the owners had sixty days to remove the debris.

VII. Adjourn

Gary Bramlett made a motion to adjourn the meeting. Bob Goemaat seconded the motion. There was no opposition, the motion was approved.