

NORTHWOOD LAKE HOMEOWNERS ASSOCIATION

January 13, 2015

George Fina Municipal Building

314 Edmond Road

Piedmont, Oklahoma 73078

AGENDA

- I. Welcome & Quorum Determined
- II. Consent Docket (Minutes & Financials)
- III. Reports
 - A. Architecture & Construction
 - B. Roads
 - C. Lake & Dam
- IV. Old Business
 - A. Cox Building
 - B. Dues
 - C. Newsletter
 - D. Board Member
 - E. Task Force
- V. New Business
 - A. Merry Letter
 - B. Signing W-9
- VI. Adjourn

ATTENDANCE

Council Members – Elaine Hayes, John Tate, David Matter, Bob Goemaat, Kay Martin, Gary Bramlett, Joe Sullivan, Laura Mitchell

Others – Stacey Burris, Wes Jefferson, Julia & Mark Phillips, Darren Christenson

MINUTES OF JANUARY 13, 2015

I. Welcome & Quorum Determined

Elaine Hayes called the meeting to order at 7:02 pm. A quorum was determined.

II. Consent Docket (Minutes & Financials)

The reading of the December 9, 2013, minutes was waived. There were no corrections or additions to the minutes.

The December financial report had been reviewed by Council members. There were no questions. Bob Goemaat made a motion that the consent docket be approved. David Matter seconded the motion. There were no objections, the motion was approved.

III. Reports

A. Architecture & Construction – Bob Goemaat reported plans had been submitted for approval for an outbuilding, a fence and a new home. Council members reviewed the plans and they were approved.

B. Roads - Joe Sullivan reported Howard Paving did grind up a section of LaCresta Drive and laid gravel on the road. They will be working on resurfacing another section of LaCresta and Lake Shore Drive when the weather warms up. Bob Goemaat said there is a section on Oakhill between Marie and Elizabeth Streets which is very rough and has a couple of deep potholes. Joe said he will check with Howard Paving and ask them to give us a price to repair that area.

C. Lake & Dam – John Tate reported he has not heard anything from the man who is going to do the overhead barriers for the dam. The man is supposed to contact him when he will be able to work on the barriers. The engineer did complete the inspection of the dam but John has not yet received his report. He will contact the engineer and find out when we can expect the completed inspection report. The engineer told John we need to add dirt and gravel along the lower part of the dam on the east side. John will get estimates on having the dirt and gravel hauled in and spread. Gary Bramlett said he had used someone to haul dirt and the cost was reasonable. He will try to find the person's name so John can contact him for an estimate.

IV. Old Business

A. Cox Building – We had received a letter from the Coxes advising they had not yet had a plan drawn up for attaching their outbuilding with their residence, they will get back with us. Bob Goemaat made a motion that another letter be sent to the Coxes stating we have not received the requested information as far as an architectural plan on how they are going to attach the building to the home and how the exterior of the building will be finished. We would like to have the plans by January 31, 2015. If they fail to provide the plans within that time period, then we will turn the matter over to our attorney. Laura Mitchell seconded the motion. There were no objections, the motion was approved. Bob Goemaat will write the letter.

B. Dues – Joe Sullivan said he would be glad to work on an amendment to the Covenants to provide for either a yearly dues increase or for a yearly assessment for roads. After discussion, it was decided Joe Sullivan will form a committee to write a proposed amendment to the Covenants to add a road fee in addition to the annual dues. He will present the proposed Covenant change at the next monthly Council meeting.

C. Newsletter - It was decided to postpone setting a date for a newsletter until after the committee can meet to discuss a Covenant amendment. Any proposed amendment will need to be printed in the newsletter and the newsletter sent out no less than ten days before the annual homeowners' meeting in June, 2015, and no more than thirty days before the meeting. The date for the annual meeting was set for June 13, 2015, at 9 am.

D. Board Member - The Council still has an opening for a board member, we will continue looking for a volunteer.

E. Task Force - Titian Burris had submitted a written report to the Council from the task force and Council members had reviewed the report.. The task force had looked into options that might be available to the HOA regarding ways we can control access to our neighborhood. Discussion of the report was tabled until the next Council meeting to give Titian the opportunity to answer some questions from Council members.

IV. New Business

A. Merry Letter – A letter was received from a homeowner stating they paid their dues under protest, protesting that gravel had been used on the road in front of their home.

B. Signing W-9 - Elaine Hayes advised the W-9 form can be signed by any board member.

C. Spring Clean Up Day – The spring clean up day is scheduled for Saturday, May 16, 2015. John Tate will call Oklahoma City and get a dumpster scheduled for delivery on that date.

D. Collection Letters – Laura Mitchell questioned how many collection letters we should send to homeowners who are delinquent on paying their dues. Elaine Hayes made a motion to send four collection letters per year to homeowners who are delinquent in paying their HOA dues. When the total amount due exceeds \$500, the account will then be sent to our attorney for collection. The motion was seconded by Laura Mitchell. There were no objections, the motion was approved.

V. 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 9:12 pm.