

Northwood Lake Estates Homeowners Association

October 14, 2014

**Piedmont Civic Center
314 Edmond Road. NW
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. Land to the east
 - B. Dog
- V. New Business
 - A. Two letters
 - B. Next Meeting Place
- VI. Adjourn

ATTENDANCE

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

Others – Stacey Burris, Scott Cragg, Joe Maxwell, Gary Townsend, Shelly Ray, Deb Baker, Kyle Taylor

MINUTES OF OCTOBER 14, 2014

- I. Welcome & Quorum Determined
 - Elaine Hayes called the meeting to order at 7:01 pm. A quorum was determined.
- II. Consent Docket (Minutes & Financials)
 - The reading of the September 9, 2014, minutes was waived. Elaine Hayes asked if Council

members had reviewed the July minutes. All members acknowledged they had read the July minutes.

Council members had read the financial statement. Bob Goemaat made a motion to accept the consent docket and financial statement. John Tate seconded the motion. There were no objections and the motion was approved. Joe Sullivan made a motion to accept the July, 2014, meeting minutes. The motion was seconded by Bob Goemaat. There were no objections and the motion was approved.

III. Reports

A. Architecture & Construction – Bob Goemaat reported he had received a proposal for a new fence. This plan was reviewed and approved by the Council. Bob said he was aware of two house plans which will be submitted soon for approval.

B. Roads – Scott Cragg has resigned as Road Chairman. Bob Goemaat reported Craig Guy, the previous Road Chairman, had spoken with Howard Paving regarding road repair as was outlined at the annual homeowner's meeting. Howard is to start these repairs in November, 2014. Bob and Craig are going to talk with one of the homeowners concerning placing gravel on their street for a period of time.

C. Lake & Dam - John Tate reported the man who is to do the overhead barriers for the dam is busy, so it will be a while before he has the barriers ready to install. David Thompson had submitted an estimate for mowing and maintenance of the dam for 2015. He has proposed spraying the dam area to keep the weeds down so we would not have to pay someone to mow the slopes of the dam. John Tate made a motion that we accept the estimate in the amount of \$8245. Bob Goemaat seconded the motion. There were no objections and the motion was approved. In addition to the estimate, Dave had proposed dirt and sod for an area on the east side of the dam. John Tate will check into prices for dirt and sod and report back to the Council.

John also reported the Oklahoma Water Resources Board had come out last month and did tests on the lake water and depth. He is expecting to get a report from them soon. He will be contacting the dam engineer and hopes to get the dam inspection done in November, 2014.

John has seen several four wheelers on and below the dam and has stopped a couple of them. We need to continue to keep the four wheelers off the dam and off the base of the dam.

IV. Old Business

A. Land to the east - Bob Goemaat went to the Oklahoma City Planning Committee meeting in September. He did not realize he had to sign up prior to the meeting to be able to speak at the meeting, so he was not able to speak. Bob thought it might be best to contact the OKC City Council member for our area directly regarding our concerns with the housing subdivision. Mark Livingston was at the Planning Committee meeting but had someone else speak for him concerning the variances requested. One requested variance was concerning a street length, the other concerned removing a cul de sac. It was Bob's understanding that the variances now have to be approved at the next OKC City Council meeting.

B. Dogs – Stacey Burris sent out letters to two homeowners concerning a complaint received about their dogs running loose. She has not had a reply from either homeowner and Bob Goemaat said the dogs are still running loose as he recently received another complaint. Stacey will send a second letter to the homeowners advising them they will lose voting and lake privileges if the dogs are not kept from running loose.

C. Budget - Laura Mitchell passed out copies of the completed budget. We will be in the red this year unless we receive a higher percentage of payment of dues than anticipated. Laura will get with Stacey Burris and review how many homeowners owe over \$1000 in past dues and/or road assessments and be sure liens have been filed on the properties. Bob Goemaat made a motion that any past due account over \$1000 be forwarded to our attorney for collection. John Tate seconded the motion. There were no objections, the motion was approved.

D. Management Contract – Stacey Burris presented a proposed management contract, with terms being for a twelve month period commencing October 1, 2014. The contract was reviewed by Council members. Bob Goemaat made a motion that the contract be accepted. John Tate seconded the motion, there were no objections and the motion was approved.

E. 5K Run – Council had received an email from Mary Smith requesting the Council's approval for a 5K run to be held in the Northwood Lake neighborhood. After discussion, it was decided Elaine Hayes will advise Mary we need additional information, i.e. dates, times, complete plan, will runners sign liability waivers. Joe Sullivan made a motion that the Council give our conditional approval for the run provided Mary provides all requested information before we give a final approval. The motion was seconded by Laura Mitchell. There were no objections and the motion was approved.

F. Web Site – Kay Martin reported she had talked with Jan Smith to discuss whether Jan would teach her how to keep the web site. Jan advised keeping the web site up was very detailed and required someone very experienced with computers. She did not think Kay was experienced enough. Jan said she would continue to keep up the website, but was unclear as to whether she meant only until she sold her home or whether she would continue to maintain the website after she moved from the neighborhood. Kay will check with Jan to clear this up and also find out if we have paid for the domain for next year.

V. New Business

A. Two letters - Elaine Hayes had received two letters from homeowners. One letter inquired about road repair on their street. This street is on the schedule for road repair to be done in November, 2014. Elaine will contact the homeowner and advise them. The second letter questioned voting for road assessments. After discussion, John Tate made a motion that the letter be sent to our attorney, Matthew Winton, for his review and legal opinion on the matter. Joe Sullivan seconded the motion. There were no objections and the motion was approved.

B. Road Chairman – Scott Cragg had sent an email to Council members advising he was resigning as Road Chairman. Scott was in attendance at the meeting and was asked if he was resigning as Road Chairman and also resigning from the Council. After some discussion, Scott said he was resigning both as Road Chairman and from the Council. Joe Sullivan said he would be willing to serve as Road Chairman if he could find someone to volunteer to be co-chairman. The Council will need to find a volunteer to fill the seat left vacant by the resignation of Scott Cragg.

C. Next Meeting Place – Kay Martin reported she had checked with the Piedmont Civic Center and the Council can reserve the Civic Center meeting room for the second Tuesday of each month. We can pay for the room for six months in advance, \$30 for each month. Kay made a motion that the Council reserve the room and pay for the room for a six month period. Bob Goemaat seconded the motion. There were no objections and the motion was approved. The Civic Center is closed on November 11, for Veterans Day. Kay will check with them to see if we can pick up the key to the building a day early and still use the meeting room. If not, she will try to reserve another location for the November HOA meeting.

VI. Adjourn

John Tate made a motion that the meeting be adjourned. Bob Goemaat seconded the motion. There were no objections and the meeting was adjourned at 8:35pm.