

**Northwood Lake Estates Homeowners Association
September 9, 2014
Piedmont Historical Society
168 Jackson Avenue NW
Piedmont, Oklahoma**

AGENDA

- I. Welcome & Quorum Determined
- II. Consent Docket
- III. Meeting Room
- IV. Reports
 - A. Architecture & Construction
 - B. Roads
 - C. Lake & Dam
- V. Old Business
 - A. Land to the east
 - 1. Matthew Winton
 - 2. Task Force
 - B. Jan Smith
- VI. New Business
 - A. Traffic Survey
 - B. New Meeting Place
- VII. Adjourn

ATTENDANCE

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

Others – Stacey Burris, John Stephenson, Craig Guy, Stephen Taylor, David Davidson

MINUTES OF SEPTEMBER 9, 2014, MEETING

- I. Welcome & Quorum Determined
 - Elaine Hayes called the meeting to order at 7:03 pm. A quorum was determined.

II. Consent Docket (Minutes & Financials)

The reading of the August 12, 2014, meeting was waived. There were no corrections or additions to the minutes. Due to the secretary's wi-fi being down, the July meeting minutes were not sent to Council Members until after the August 8, 2014, Council meeting. Some Council members had not yet read the July meeting minutes, therefore the approval of those minutes was postponed until the October, 2014, meeting.

Laura Mitchell reported we had received \$15,985 in homeowners dues paid this month and \$16,088 received on the road assessment.

Bob Goemaat made a motion to accept the consent docket and financial statement. The motion was seconded by John Tate, there were no objections and the motion was approved.

III. Meeting Room

Elaine Hayes read an email we had received from the Northwood Elementary School. The email advised we will no longer be able to use the school for our Council meetings due to the fact that someone who attended the August, 2014, Homeowners Council meeting at the school went through a desk and obtained information on class lists. That person then called several parents and gave them information on the class placement of their children. This was confidential information which should not have been released. There were eight Council members and between twenty and thirty homeowners who attended the August meeting. Elaine and Stacey Burris have both spoken with the school principal and after discussion, it was decided Elaine will also send a letter to the school.

IV. Reports –

A. Architecture & Construction - Bob Goemaat stated he had nothing to report, no new requests for construction, no new plans submitted.

B. Roads - Road Chairman Scott Cragg was not present at the meeting. Elaine Hayes read a report she had received from Scott. In the report, Scott recommended a special meeting be announced asking homeowners to vote on one of two recommendations. The first recommendation was to use the recent road assessment to complete the road work as outlined in the call for the assessment. The second recommendation would be to use a portion of the recent assessment funds to fix the base failures on streets that are identified to be in severe compromise. Reserve the remainder of the funds to secure our neighborhood in regard to homeowners voting on gates, dam barriers or the like, in anticipation of a new development. It was his recommendation moving forward that a percentage of the allotted funds for roads from general dues be used to address base failures and hiring someone to fill pot holes regularly.

The previous Road Chairman, Craig Guy, was present at the meeting. He said he was at the meeting to lend his service to the Council in regard to roads. He reviewed the recommendation which had been printed in the last Newsletter and which he had presented at the Annual Meeting in June, 2014, outlining what road repair he felt needed to be done if the road assessment were passed. Laura Mitchell advised we have collected \$41,000 so far for the road assessment passed in June, 2014. We had allotted \$25,000 from the general budget to be spent on roads. This is a total of \$66,000 currently

available for use on road repair. After discussion, Bob Goemaat made a motion that \$65,000 be used to repair roads as outlined by Craig Guy at the Annual Meeting in June, 2014. John Tate seconded the motion. There were no objections and the motion was approved. Craig Guy said he will contact Howard Paving, obtain a date for the start of the road repair and will advise Council members.

C. Lake & Dam – John Tate said he would propose that we go ahead and install overhead barriers at both ends of the spillway and at the intersection of Lakeview Dr. and Canyon Road. This would keep large trucks from going across the spillway and further deteriorating the structure. He had gotten estimates and three overhead barriers could be installed for \$2300. David Matter made a motion that the Council okay spending \$2400 to install the overhead barriers, including the cost of any permits needed. Laura Mitchell seconded the motion. A vote was taken, there were no objections and the motion was approved.

John advised the dam will be mowed on September 15, 2014, along with Oakhill and the south side of the dam. The cost will be \$2750. This amount was previously approved by the Council via email. There are some holes that need to be filled along the dam and places where sod needs to be laid. This can do done at a later date.

V. Old Business –

A. Land to the east

1. Matthew Winton - Bob Goemaat stated the last information he received from Matthew Winton was that one easement in place right now is a 600 foot arc easement off the dam, which runs east and west from the center line of Canyon Road. That arc comes out about seventy-five feet south of the spillway and is in the name of Northwood Lake. On Lakeview Drive there is a sixty-six foot easement running over to Canyon Road and north. This easement overlaps the easement on Canyon Road but is someone else's name. Even though it is in someone else's name, Northwood Lake has used the land and maintained it over fifteen years. Fifteen years is the point where it becomes a prescriptive easement and Northwood Lake would have the use and rights to it. There are 1.97 acres north of Lakeview Drive that are not under an easement. The HOA can do anything it wants to do on the easements or roads.

2. Task Force – Stacey Burris reported the task force is trying to get information on the installation and costs of gates and is checking on what permits might be needed if gates are installed across roads.

B. Jan Smith – Jan Smith, who maintains our website, has put her house up for sale and will eventually be moving from our neighborhood. Kay Martin had corresponded with her and Jan advised she would continue maintaining the website until the Council could find someone else to take over. Kay said she would be glad to take over the maintenance. She will check with Jan to see if Jan will be willing to teach her how to maintain the website.

C. Collections – Laura Mitchell reported we had written off one collection account due to expense involved. There are four people making payments on their overdue accounts and one person has paid half the amount owed on their account and should be paying the other half soon. We won a judgment on one account and are working to collect the judgment. There is one account which will go to court in October. One person paid all but \$91 owed on their account. The attorney is working to collect the \$91 balance. One person owing past dues has been located in Texas. Our attorney is checking on whether it will be monetarily feasible to pursue collection.

There are sixty-nine people who owe the HOA over \$200. To file liens on all these properties will cost \$897. Laura said several of these accounts owe between \$200 and \$300. After some discussion, Laura made a motion that the outstanding amount owed prior to our filing a lien on a property be changed from \$200 to \$500, and this change be effective for a short period of time. John Tate seconded the motion. A vote was taken, there were no objections, the motion was approved.

VI. New Business

A. Traffic Survey – Bob Goemaat reported the traffic survey had been conducted on Sept. 22, 2014, and information sheets given out to drivers. On Sept. 25, 2014 he had again checked traffic coming into our neighborhood south bound on Cemetery Road. He found only one vehicle that had been given the information sheet on Sept. 22, all others appeared to be residents of Northwood Lake.

Bob had also obtained information from a website listing dangerous roads in the northwest quadrant of Oklahoma City and Frisco Road was on the list. Oklahoma City is trying to get a bond approved for over one million dollars to replace the bridge on Frisco Road near Northwest Highway. This would indicate Frisco Road is an Oklahoma City street rather than a Canadian County road. If someone wants to complain about the bad condition of Frisco Road, they should contact Oklahoma City rather than Canadian County.

B. New Meeting Place – Since we can no longer have our monthly meetings at the Northwood Elementary School, our meeting today was held at the Piedmont Historical Society building. Joe Sullivan made a motion that we make a \$30 donation to the Historical Society. Laura Mitchell seconded the motion. A vote was taken, there were no objections and the motion was approved.

Kay Martin will check with the Piedmont Civic Center to see if we can hold next month's meeting there and see if we can reserve the second Tuesday of each month for future meetings.

Bob Goemaat made a motion that a donation of \$100 be made to Neighborhood Alliance. John Tate seconded the motion. A vote was taken, there were no objections and the motion was approved. The donation will be sent to Neighborhood Alliance.

C. Stacey Burris – Elaine Hayes stated the contract we have with Stacey for management services expires in September. Stacey said she will bring a new contract to the October monthly meeting for review by the Council.

A letter had been received from a homeowner complaining of loose dogs in the neighborhood. Stacey will compose a letter and send it to the owners of the dogs, advising them they have thirty days to contain the dogs.

VII. Adjourn

John Tate made a motion that the meeting be adjourned. Laura Mitchell seconded the motion. A vote was taken, there were no objections, the meeting was adjourned at 9:05 pm.