

Northwood Lake Homeowners Association
August 8, 2017
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 73078

Agenda

- I. Welcome and Quorum Determined
- II. Consent Docket (Minutes and Financials)
- III. Reports
 - A. Architecture and Construction
 - B. Roads
 - C. Lake and Dam
- IV. Guests
- V. Old Business
 - A. Gates
 - B. Security
 - C. Budget
 - D. Signs
- VI. Executive Session
- VII. New Business
 - A. Security (Large Groups)
- VIII. Adjourn

Attendance

Council Members – Elaine Hayes, Kyle Taylor, John Tate, Rob Winfield, Jeff Johnson, Josh

Layman, Stacey Burris and Titian Burris

Guests - Dustin Combs (Capital Homes), Forrest Westbrook and Bob Goemaat

Minutes of August 8, 2017

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:01. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes from the July 11, 2017 meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no questions, additions or corrections noted. Titian Burris made a motion to accept the consent docket and was seconded by John Tate. There were no objections and the motion was approved.

III. Reports

A. Architecture and Construction - Kyle Taylor presented two new construction requests.

1. Forrest Westbrook submitted documents to council for new home construction at block 14 lots 12 and 13. Approval document was signed by council members.
2. Dustin Combs (Capital Homes builder) submitted documents to council for new home construction at block 22 lots 15 and 16. Approval document was signed by council members.

B. Roads – Chris Hendrickson was absent.

C. Lake and Dam – John Tate reported Hydro Mulch resulted in approximately 50 percent success. Seepage issue remains. Motion to add two containers more of iraseal at a cost up to \$800 presented by Josh Layman, seconded by Titian Burris. There were no objections and the motion was approved. David will formally inspect areas hydro mulched to determine further action.

IV. Guests

Bob Goematt - requested HOA trim trees in greenbelt areas throughout neighborhood. Titian Burris will contact contractors and seek council approval once quotes are provided. Forrest Westbrook and Dustin Combs (see III. A.)

V. Old Business

A. Gates – Josh Layman presented quote from Iron King Ornamental Iron for two gate options. One is double driveway gates for \$5,500. Second is double sliding gates for \$7,500. Side panel needed ranging from \$700 to \$2,100. Electrical work and permits not included. Scudder Service and Supply quoted gate operator and transmitters for \$14,098.83. Josh

Layman motioned to have land surveyed for up to \$500. Rob Winfield seconded the motion. There were no objections and the motion was approved.

B. Security - Kyle Taylor motioned, seconded by Rob Winfield, to approve continuing the weekly deputy patrol and football game nights. There were no objections, the motion was approved. Titian Burris motioned to increase security pay to \$35 per hour and find more deputies. John Tate seconded the motion. There were no objections, the motion was approved.

C. Budget - Rob Winfield presented a budget proposal. Averages of the prior three years were used to establish a starting point. Council agrees numbers will be modified as actual income and expenses occur.

D. Signs – Three smaller 26 X 18 signs will be completed and installed at secondary locations. The contractor will create and install the approved three larger signs, 24 X 36, for the entrances.

VI. Executive Session

Council was in executive session from 8:15 pm until 8:22 pm.

VII. New Business

A. Security regarding large groups at the lake. Home owners must be present with guests at the lake. If an issue arises police will be notified.

VIII. Adjourn

Titian Burris made a motion to adjourn the meeting. Josh Layman seconded the motion. There were no objections, the meeting was adjourned at 8:37 pm.