

**Northwood Lake Estates Homeowners Association  
January 14, 2014  
Northwood Elementary School  
14100 Northwood Drive  
Piedmont, Oklahoma**

**AGENDA**

- I. Welcome and Quorum Determined
- II. Consent Docket (Minutes and Financials)
- III. Reports
  - A. Architecture & Construction
  - B. Roads
  - C. Lake & Dam
- IV. Old Business
  - A. Budget
  - B. Newsletter
  - C. Matthew Winton on the Vosses
- V. New Business
  - A. Top View Roofing
- VI. Adjourn

**ATTENDANCE**

Council Members – Elaine Hayes, Bob Goemaat, Laura Mitchell, Craig Guy, John Tate, Kay Martin,  
Gary Bramlett, David Matter, Joe Sullivan  
Others - No Guests

**MINUTES OF JANUARY 14, 2014, MEETING**

- I. Welcome and Quorum Determined
  - Elaine Hayes called the meeting to order at 7 pm. A quorum was determined.
- II. Consent Docket
  - The reading of the minutes of the December 10, 2013, meeting was waived. The November financial report had been received and reviewed by Council members. Laura Mitchell made a motion to accept the consent docket. John Tate seconded the motion. There were no objections and the motion was approved.

### III. Reports

A. Architecture & Construction – Bob Goemaat had nothing to report concerning any new construction, no new building plans had been submitted.

B. Roads – Craig Guy said he will speak to homeowners at the semi-annual meeting to be held January 23, 2014, to encourage them to vote for the road assessment. He feels if the road assessment is not passed, the roads will deteriorate and we will fall behind on necessary road repairs. A load of gravel was delivered to Azalea Court. When construction of the new home is complete, another load of gravel will be delivered if needed. John Tate said the road at both ends of the spillway needs repair work. Craig said he will inspect the area and see what needs to be done.

C. Lake & Dam – John Tate reported repair to the spillway had been done at a cost of \$1800. The dam inspection was completed, the cost was \$1000.

The previous engineer we had used for dam inspections in 2010, 2011 and 2012, J. David Dansby, has recently submitted his reports and submitted invoices for payment. John had repeatedly tried to contact Mr. Dansby in the past, trying to get him to complete the reports and get them submitted. Several times Mr. Dansby promised to get the reports completed but did not do so until this last month. John has sent a letter to Mr. Dansby, denying payment since Mr. Dansby had not submitted his inspection reports in a timely matter as required by the Water Resources Board.

Vehicles have been going off the road onto the east side of the dam. If this continues, it will cause the dam to erode. John has obtained two estimates for putting up a wire barrier across the east side of the dam to deter vehicles from driving down the side of the dam. Also, the east side of the spillway is eroding. The repairs for this will probably be around \$16,000, as that was the cost to repair the west side of the spillway last year. John is going to check into the price of give-way height barriers which he wants to have installed to keep larger, heavy vehicles off the spillway. Bob Goemaat suggested someone from the Council talk with the Canadian County Sheriff to find out what we can legally do to try to keep heavy vehicles from driving across the spillway.

### IV. Old Business

A. Budget – Laura Mitchell reviewed the revised proposed budget with the Council. She had talked with NSC and had revised some of the items and amounts on the budget. She will make the final corrections and email the budget to Council members.

B. Newsletter – The Newsletter was completed and mailed and should have been received by homeowners by now.

C. Matthew Winton on the Vosses – Bob Goemaat had talked with attorney Winton. The Vosses want the Council to submit a proposed Covenant change to homeowners, which would allow the Council to give variances to the Covenants. After discussion, it was decided Bob will advise attorney Winton that the procedure for submitting a proposed covenant change is outlined in the Covenants. The Vosses will need to follow the procedure if they want to propose any covenant change. The Council will not submit a proposed Covenant change allowing the Council to give variances to the Covenants.

D. Collections – Bob Goemaat had composed a partial list of delinquent accounts. He will contact attorney Winton, provide him with the list and have the attorney get started with the collections.

V. New Business

A. Top View Roofing – Elaine Hayes had received an email from Top View Roofing stating they would review roofs in our area for a yearly fee. After discussion with the Council, she will delete the email and not respond.

VI. Adjourn – John Tate made a motion that the meeting be adjourned. The motion was seconded by Bob Goemaat. There was no opposition, the motion was approved. The meeting adjourned at 8:55pm.