

**Northwood Lake Estates Homeowners Association
June 9, 2015
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma, 73078**

Agenda

- I. Welcome & Quorum Determined
- II. Consent Docket (Minutes and Financials)
- III. Reports
 - A. Architecture & Construction
 - B. Roads
 - C. Lake & Dam
- IV. Old Business
 - A. Cox Building
 - B. Minutes
 - C. Security at Boat Ramp
 - D. Newsletter
 - E. Speeding on the Dam
- V. New Business
- VI. Adjourn

Attendance

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

Others – Dan Garwood, Shelby Ray

Minutes of June 9, 2015

- I. Welcome & Quorum Determined
 - Elaine Hayes called the meeting to order at 7:12 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no corrections or additions to the May 12, 2015, meeting minutes. The reading of the minutes was waived. The financial report was reviewed by Council members. There were no questions regarding the financial report. John Tate made a motion to accept the consent docket. 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 plans for a fence, outbuilding and a new home. The plans were reviewed by Council members and were approved.

B. Roads – Joe Sullivan reported he had received a completed estimate from Howard's Paving for work which needs to be done on our roads. The estimate did not include road repair near the spillway. Joe said he will again drive over the roads before the annual meeting. He felt asphaltting the roads that have been graveled because of base failure should be our priority for repair if the proposed Covenant change is approved at the annual meeting. We have had some of the pot holes repaired and have had positive feedback from residents concerning this.

C. Lake & Dam – John Tate reported we had a good turnout of residents on clean-up day and the boat dock area is looking good. He is going to check on getting fish to stock the lake, he will find out what the cost will be. When John does repair to the spillway, he may have to close the spillway for a few days.

IV. Old Business

A. Cox Building – Bob Goemaat reported the plan the Coxes submitted for finishing their outbuilding did not provide sufficient information for us to determine what they were doing. He will have our attorney get back in touch with the Coxes and ask them to provide additional information.

B. Minutes – Jan Smith, who updates our website, was invited to attend the meeting, however was not present. There was no discussion about the minutes.

C. Security at Boat Ramp – We have had recent problems with people walking around the fence to get into the boat dock area to fish in the lake. The people not using keys to unlock the gate but walking around the fence are not residents of Northwood Lake. Elaine Hayes suggested we hire a security person to work for a few weekends, have them check to be sure people using the lake are Northwood Lake residents. Heather Perkins volunteered to check on what it would cost to perhaps hire an off duty police officer to work security for a few weekends.

D. Newsletter – The newsletter has been mailed and e-mailed to residents.

E. Speeding on the Dam - Complaints have been received concerning vehicles speeding on the dam road. It was suggested speed humps be installed to discourage speeding. Joe Sullivan will check with Howard's Paving to determine the cost of installing speed humps on the dam road.

V. New Business

I. New Covenant Change – Dan Garwood had a proposed Covenant change he wanted to present which would allow for the keeping of chickens in the neighborhood. After discussion with the Council, Mr. Garwood will make suggested revisions to the proposed Covenant change and get a copy to the Council. The Council will forward the proposed Covenant change to our attorney for review.

Page 3

Mr. Garwood was advised the proposed change cannot be brought up for a vote until the semi-annual meeting in January, 2016.

VI. Adjourn

Laura Mitchell made a motion to adjourn the meeting. John Tate seconded the motion. There were no objections and the meeting was adjourned at 8:23 pm.