

Northwood Lake Estates Homeowners Association
November 8, 2016
George Fina Municipal Building
314 Edmond Road, Piedmont, Ok. 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. Old Business
 - A. Gates
 - B. Locks and Keys
 - C. Speed Bumps
 - D. Signs
 - E. Covenant Changes
 - F. Liens
- V. Executive Session
 - A. Building on Westlake
- VI. New Business
- VII. Adjourn

Attendance

Council Members – Elaine Hayes, John Tate, Joe Sullivan, Stacey Burris, Kyle Taylor, Kay Martin

Others – None

Minutes of November 8, 2016

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:07 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no corrections or additions to the minutes of the October 11, 2016, meeting. The reading of the minutes was waived.

Council members had reviewed the monthly financial statement. There were no questions, additions or corrections noted.

John Tate made a motion to accept the consent docket. Kyle Taylor seconded the motion. There were no objections and the motion was approved.

III. Reports

A. Architecture & Construction – Kyle Taylor reported the homeowner who had put up a fence prior to having it approved, had submitted the necessary plans. The plans were reviewed and approved.

Kyle had also received plans for a fence, plans for an outbuilding which has already been built, and plans for an outbuilding to be built. These plans were reviewed by Council members and were approved. Kyle has also contacted a homeowner who installed a fence prior to getting it approved and asked them to submit plans for the fence to the Council. He has not yet had a response from the homeowner but will keep in touch with them.

B. Roads – Joe Sullivan reported Howard's Paving has completed the road work on Deer Creek. We have found a person who will work on repairing some of the pot holes on the roads in the neighborhood. There is sufficient gravel and cold patch for them to use and we will purchase more as needed.

C. Lake & Dam - John Tate reported the dam inspection has not yet been done. He is waiting to hear from the inspector. The inspector is to call him and let him know when he will be out to do the inspection.

IV. Old Business

A. Gates - Kyle Taylor said he had not had time to contact companies regarding the gates but would do that in the next month. Stacey Burris reported our attorney has said he can do the work needed to get the necessary easements for the gate. Kyle Taylor said he will contact the owner of the property on which we want an easement, to discuss details of obtaining the easement. Kyle made a motion we contact our attorney, find out what the

easement process is, and have the attorney proceed with obtaining the easement on the property where we want to install a gate. Joe Sullivan seconded the motion. There were no objections and the motion was approved. John Tate said he will contact our attorney and ask him to proceed with obtaining the easement.

B. Locks & Keys - John Tate was able to get the locks replaced. He will get the necessary welding done and then we will be able to distribute the keys.

C. Speed Bumps - A written estimate for speed bumps on the dam and spillway area had been obtained. The estimate was reviewed by Council members. Stacey Burris made a motion to approve the estimate for the installation of the speed bumps. Kyle Taylor seconded the motion. There were no objections and the motion was approved.

D. Signs – Stacey Burris presented a written estimate for new signs to be installed at all major entrances into the neighborhood. The Council reviewed the estimate and after discussion Kyle Taylor made a motion that the estimate be accepted and the signs be installed. John Tate seconded the motion. There were no objections and the motion was approved. It will take three to six months for the signs to be made and installed.

E. Covenant Changes – No proposed covenant changes have been presented to the Council.

F. Liens – Stacey Burris will be filing liens on eleven properties.

G. Damage on Spillway – Kyle Taylor reported damage to the concrete on the spillway does need to be repaired as it will get much worse and cost more to repair if repairs are delayed. John Tate said he will try to get at least two estimates on the cost of the repair some time this month. He will email the information to Council members so it can be decided how to proceed.

V. Executive Session

The Council was in executive session from 8:58 pm until 9:09 pm.

VI. New Business

No new business was discussed.

VII. Adjourn

John Tate made a motion to adjourn the meeting. Kyle Taylor seconded the motion. There were no objections and the meeting was adjourned at 9:10 pm

