

NORTHWOOD LAKE ESTATES HOMEOWNERS ASSOCIATION

December 9, 2014

George Fina Municipal Building

314 Edmond Road

Piedmont, Oklahoma 73078

AGENDA

I. Welcome & Quorum Determined

II. Consent Docket (Minutes & Financials)

III. Reports

A. Architecture & Construction

B. Roads

C. Lake & Dam

IV. Old Business

A. Cox Building

B. Dues

C. Newsletter

D. Board Member

V. New Business

VI. Adjourn

ATTENDANCE

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

Others – Stacey Burris

MINUTES OF DECEMBER 9, 2014

I. Welcome & Quorum Determined

Elaine Hayes called the meeting to order at 7:08 pm. A quorum was determined.

II. Consent Docket (Minutes & Financials)

The reading of the November, 2014, minutes was waived. There were no corrections or additions to the minutes.

A letter had been received from a homeowner requesting that finance charges which had been added to their past due account, be removed. They did not think they should be required to pay the charges and asked that the finance charges be written off. Stacey Burris had received an email from another homeowner who complained about finance charges being added to the past due amount they owed. After discussion, Bob Goemaat made a motion that both homeowners be advised the finance charges would not be written off, they would be required to pay the finance charges. John Tate seconded the motion. There were no objections and the motion was approved. Stacey Burris will advise both homeowners they will be required to pay the incurred finance charges.

The November financial report had been reviewed by Council members. It was noted one of the checks we had issued had only one signature. It is required that all checks have two Council member signatures. Laura Mitchell will contact the bank and ask them to be aware and not allow this to happen in the future.

Bob Goemaat made a motion that the consent docket be approved. David Matter seconded the motion. There were no objections, the motion was approved.

III. Reports

A. Architecture & Construction – Bob Goemaat had nothing to report this month. There were no plans submitted, no new construction.

B. Roads – Road Chair Joe Sullivan was not in attendance, however he had submitted a written report to Council Members. He had met with Howard's Paving regarding upcoming road work. Whether or not they can start on road work next week will depend on the weather. He and Craig Guy have talked with homeowners in the area of LaCresta and Westlake, advising them of the plan to grind the current road surface essentially leaving a gravel road. This is being done with the hope that long term traffic will compact the road, making a suitable base for future blacktop. Future paving is dependent on whether the HOA will approve funding.

C. Lake & Dam – John Tate reported he had had a load of dirt delivered to the dam area and also a load of sod. The dirt was spread out and the sod laid. He wants to have

another load of dirt delivered to fill ruts on the east side of the dam. The Water Resources Board will re-evaluate the dam after the first of the year. There is a possibility the dam may be taken off the high hazard list. The engineer is coming December 13, 2014, to do the yearly dam inspection.

John will check on when the barriers on the dam might be installed. John also made a motion to rent a bobcat to do some cleanup work around the spillway area. Laura Mitchell seconded the motion. There were no objections and the motion was approved. John thinks the bobcat can be rented for \$300 per day, he will advise if the cost is more.

IV. Old Business

A. Cox Building – A letter was sent to the Coxes advising them their recently constructed out building did not meet construction requirements as outlined in the Covenants. They were requested to provide plans to the Council to show how the out building would be changed so that it would comply with the Covenants.

B. Dues - There was discussion on whether the Council wanted to propose a dues increase to homeowners. At last month's meeting, Joe Sullivan had proposed several options be submitted to homeowners at a meeting in January, 2015, let them select which option they prefer then submit that option as a Covenant change at the June, 2015, meeting. Since Joe Sullivan was not in attendance, it was decided we would postpone a decision until next month's meeting to see if Joe would be willing to form a committee to develop options to present to all homeowners regarding an annual dues increase. We can possibly propose the options to homeowners in a newsletter and still have a vote for a Covenant change at the annual homeowners' meeting in June, 2015.

C. Newsletter – The decision on when a Newsletter will be sent out to homeowners was postponed until next month.

D. Board Member - There is a one vacancy on the Council which needs to be filled. Bob Goemaat has talked with one homeowner who told him he would think about volunteering. Bob will check with him again.

V. New Business

A. Collections - Laura Mitchell has nine more overdue accounts to send to the attorney for collection, all over \$1000. She will get these accounts sent to him soon.

B. OKC Zoning Infractions – Stacy Burris has noticed a pickup in the neighborhood which has an advertisement on it for Crazy Native Kennels. She thinks the owner of the pickup

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may be keeping dogs in kennels in their backyard. She will email all Council members the phone numbers to the OKC City offices we can call to report the situation. Bob Goemaat provided the phone number for Chris Moses, the man in charge of zoning for Oklahoma City, 297-3004.

VI. Adjourn

Laura Mitchell made a motion that the meeting be adjourned. Bob Goemaat seconded the motion. There were no objections, the motion was approved. The meeting was adjourned at 9:07 pm.