

**Northwood Lake Homeowners Association
December 8, 2015
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 73078**

Agenda

- I. Welcome and Quorum Determined
- II. Consent Docket (Minutes & Financials)
- III. Reports
 - A. Architecture & Construction
 - B. Roads
 - C. Lake & Dam
- IV. Old Business
 - A. Security at Boat Ramp
 - B. Gates (Land)
- V. Executive Session
 - A. Building on West Lake Drive
- VI. New Business
- VII. Adjourn

Attendance

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

Others – John Paul Mays

Minutes of December 8, 2015

- I. Welcome and Quorum Determined
 - Elaine Hayes called the meeting to order at 7:26 pm. A quorum was determined.

II. Consent Docket (Minutes & Financials)

There were no additions or corrections to the minutes of the November 10, 2015, minutes, and the reading of the minutes was waived. The December financial report had been reviewed by Council members. Kyle Taylor 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 – Chairman Kyle Taylor reported he had received plans for construction of a new home. The plans were reviewed by Council members and were approved. The homeowner will submit an erosion plan before construction begins.

B. Roads - Chairman Joe Sullivan reported Dan Garwood had checked with Howard's Paving to get the cost of sealing the roads that had been laid in 2014 and 2015. Dan reported the cost to seal the roads laid in 2014 would be \$10,525 and the cost for roads laid in 2015 would be \$15,095. Howard's Paving would not be able to do the work until March, 2016, when the weather warms up. Joe said he and Dan will get other bids before March, and obtain information on how the sealant improves the life of the roads. Joe said he will check our supply to see if we need to purchase more asphalt cold patch and gravel for homeowners to use for patching potholes.

C. Lake & Dam – Chairman John Tate reported the annual inspection of the dam was completed last weekend. The inspector advised more rock is needed on the west side of the dam, we need to repair the blacktop on the dam, and we need to bring in gravel and dirt for the east side of the dam. There is some erosion on the east side of the dam so we need to get grass on the dam to stop the erosion. The header around the overflow needs to be filled in with dirt. John said he will check on the cost of hydro-mulch and try to get that done this spring. He will check with the man who is going to do some dirt work on the dam to see if he can also do repair work on the spillway. The dam inspector suggested cement be used on the spillway to repair the cracks.

John is going to try to contact the parents of the girl driving the car that damaged the guard rail on the dam, to see if they will pay for repairs. If he can not contact the parents, he will try to contact the insurance agent to determine if the insurance was in force on the date of the accident.

IV. Old Business

A. Land Attorney – Stacey Burris advised Titian Burris contacted a land attorney but the attorney has not been prompt in getting back with them. Dan Garwood said he will try to locate another land attorney who will be able to help us with our questions.

B. Covenant Changes - Our attorney has reviewed the proposed Covenant changes. Stacey Burris will include the proposed changes in the newsletter which will be mailed out next month.

C. Semi-Annual Meeting – The Council set the date for the semi-annual meeting for Tuesday, January 26, 2016, at 7 pm. The meeting will be held at the George Fina Municipal Building in Piedmont, Oklahoma. Any articles for the newsletter will need to be sent to Stacey by the first week of January, 2016. She will get the newsletter mailed to homeowners during the week of January 11, 2016.

V. Executive Session

Executive Session was held from 8:44 pm until 8:53 pm.

VI. New Business

A. Carport – John Tate had talked with the homeowner who had erected a temporary carport and the carport has been taken down.

VII. Adjourn

John Tate made a motion to adjourn the meeting. Kyle Taylor seconded the motion. There were no objections. The meeting was adjourned at 8:58 pm.