

Northwood Lake Estates Homeowners Association

March 10, 2015

George Fina Municipal Building

314 Edmond Road

Piedmont, Oklahoma 73078

AGENDA

I. Welcome & Quorum Determined

II. Vote in New Council Member

III. Consent Docket (Minutes & Financials)

IV. Reports

A. Architecture & Construction

B. Roads

C. Lake & Dam

V. Old Business

A. Cox Building

B. Covenant Change

C. Newsletter

D. Gates

VI. New Business

VII. Adjourn

ATTENDANCE

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

Others - Charlotte Chonler, Tony Hollis, Scott Cragg, Sara Navarro, Titian Burris

Minutes of March 10, 2015

I. Welcome & Quorum Determined

Elaine Hayes called the meeting to order at 7:16 pm. A quorum was determined.

II. Vote in New Council Member

Heather Perkins had volunteered to fill the vacant Council seat. Elaine Hayes called for a vote to approve Heather Perkins as a Council member. All Council members present voted to accept Heather on the Council, there were no objections.

III. Consent Docket (Minutes & Financials)

The reading of the February 10, 2015, meeting minutes was waived. The financial report was reviewed by Council members. Most of the road budget has been spent, with enough money left to purchase cold patch for homeowners to use to fill potholes. John Tate made a motion to accept the consent docket, Bob Goemaat seconded the motion. There were no objections, the motion was approved.

Titian Burris was present at the meeting to provide information regarding his committee's report concerning installing gates in the community and to answer any questions Council members had. The committee had obtained four competitive bids for installing gates and their report outlined a plan for installing the gates in phases. Every gate will need a utility pole installed and a meter installed in addition to the cost of each gate. The committee's full report was put on a flash drive. It was suggested we might want to start with one gate, see what happens as far as maintenance, vandalism, and other costs, before installing additional gates. Joe Sullivan will review the full report and let Titian know if there are further questions.

Piedmont police officer, Det. Sgt. Brian Dawson, stopped by the Council meeting to speak with the Council. He advised the police knew there was a problem with teenagers coming out to Northwood Lake to have parties, drink and do drugs. There is also a problem with people speeding in the area and driving recklessly. The Piedmont police had talked with the Canadian County Sheriff and the police were asking Northwood Lake Homeowners Association to provide a written request authorizing twenty-four hour access to Northwood Lake for law enforcement agencies, so they can investigate any problems in the neighborhood without having to first obtain permission from someone with the Homeowners' Association. The written request needs to be notarized. Once they receive the written request, the Piedmont Police will send copies of the request to other law enforcement agencies in the area. The Council will get the request written and submitted to the police.

IV. Reports

A. Architecture & Construction – Bob Goemaat reported he had received plans for two new outbuildings. The plans for an outbuilding at Cyndalyn and Lakeview were reviewed and approved by Council members. The plans for the second outbuilding were for a 960 square foot building plus a 10 x 40 foot porch area along the front of the building. Bob stated the building was the maximum square footage allowed by the Covenants but with the 10 x 40 foot porch added, the building would exceed the permitted maximum square footage of an outbuilding. In the past the Council has not approved a porch on an outbuilding unless the building and porch area combined were 960 sq. feet or less. Mr. Hollis, who had submitted the plan, spoke to the Council. He said the Covenant says an outbuilding shall not exceed 960 square feet of floor area. He read the portion of the Covenants that pertained to the square footage of an outbuilding, "The flooring area shall be calculated based on the framed dimensions in lieu of the veneer dimensions. Framed dimensions means the outside dimensions of the structure, outside face of studs." Mr. Hollis stated the outside structure of the outbuilding was where the doors and windows were going to be and that was

going to be 960 square feet. He was asking ten feet more for a porch or overhang and felt the ten foot porch did not have anything to do with the square footage or framed dimensions of the outbuilding. The plans were not approved by the Council but after much discussion it was decided the Council will do more research on the interpretation of the Covenant. The Council will contact Mr. Hollis after our further research is completed. Laura is going to contact a commercial contractor and ask his opinion of the definition of “framed dimensions” as stated in the Covenants. Laura will send an email to Council members to let us know the opinion of the contractor.

B. Roads – Joe Sullivan reported we have paid for the latest road repair done on LaCresta Drive and he had contacted the homeowner who had complained about damage to his lawn. The damage was not done by the road repair crew but by a vehicle who pulled into his yard to avoid the traffic cones put out by the road crew. Joe told the homeowner he would post the situation on Facebook to see if any information could be obtained about the vehicle that had done the damage. Bob Goemaat asked if sealing of the new road was included in the cost of the road repair. Joe reviewed the original estimate but could not determine if the cost of sealing the new road was included. He will contact the paving company, find out if the cost was included and if not, determine what it will cost to have the road sealed.

C. Lake & Dam – John Tate reported Oklahoma City will deliver a dumpster to us on May 16, 2015, for our clean up day. He still wants to have some dirt and gravel delivered for the dam later this year. The road on the south side of the spillway needs repair, he will do some checking on what needs to be done to it. He is still waiting for Dave Thompson to get back with him to let him know when the overhead barriers will be installed. There are a couple of beaver dams that are causing problems, he and Bob Goemaat will check them and see if they can find someone to trap the beavers. There are cracks in the spillway which need to be filled. He needs to purchase some urethane sealant to fill the cracks. Bob Goemaat made a motion that John Tate purchase three tubes of sealant and the tool needed to apply the sealant to repair the cracks on the spillway.

Laura Mitchell seconded the motion. There were no objections, the motion was approved.

V. Old Business

A. Cox Building – Bob Goemaat reported a letter has been sent to the Coxes advising them they have fifteen days to submit a plan for changing their outbuilding so it meets the requirements as set out in the Covenants, or they will need to tear down the building. They should have received the letter yesterday or today.

B. Covenant Change - Joe Sullivan had amended the proposed Covenant change and Bob Goemaat had some suggestions as to how the new Covenant should read, based on a previously proposed Covenant change. After some discussion, it was decided Joe will incorporate the suggested changes, include a signature page and will send a final copy of the Covenant change to Elaine Hayes. Elaine will obtain the needed signatures and forward the proposed Covenant change to our attorney for his review.

C. Newsletter – Elaine Hayes advised the proposed Covenant change will need to be included in the Newsletter which will be mailed out in May. Our annual meeting is scheduled for June 13, 2015.

D. Gates – This topic was discussed earlier in the meeting as Titian Burris needed to give his report to the Council and then leave the meeting.

VI. New Business

A. Web Master – Kay Martin reported Jan Smith had called her, told her they had decided not to try to sell their house and would not be moving. She will continue to be the web master for the HOA.

VII. Adjourn

Bob Goemaat made a motion that the meeting be adjourned and John Tate seconded the motion. There were no objections and the meeting was adjourned at 9:18 pm.

