

**Northwood Lake Homeowners Association  
February 9, 2016  
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. Covenant Changes
  - B. Land Attorney
- V. Executive Session
  - A. Building on Westlake Drive
- VI. New Business
- VII. Adjourn

**Attendance**

Council Members – Elaine Hayes, John Tate, Stacey Burris, Rob Winfield, Gary Bramlett, Kay Martin, Joe Sullivan

Others – None

**Minutes of February 9, 2016, Meeting**

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

## II. Consent Docket (Minutes & Financials)

There were no additions or corrections to the minutes of the January 12, 2016, meeting. The reading of the minutes was waived. Council members had reviewed the monthly financial statement. Rob Winfield 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 – Kyle Taylor was not present at the meeting. He had sent Council members an email advising no new plans for construction had been received this month. We had been advised a homeowner was trying to vacate a lot, having two lots reduced to one. Stacey Burris advised she had spoken with the homeowner and this was no longer an issue as the homeowner was not going to try to vacate the lot line, he was going to keep it as two lots.

B. Roads – Joe Sullivan reported he rode around part of the neighborhood yesterday with Todd from Metro Paving. Todd wanted to ride around all the roads so they are to meet again next week. After Todd inspects all the roads, he will provide an estimate for what road repair needs to be done. A load of gravel and cold patch has been delivered so it is available for homeowners to use to patch pot holes.

Stacey Burris had received a letter from a homeowner requesting gravel for a section of Locast, stating they would spread the gravel if the HOA could have it delivered. The load of gravel we recently purchased cost \$665. After discussion, Joe Sullivan made a motion that the HOA purchase a load of gravel and have it delivered to Locast. Stacey Burris seconded the motion. There were no objections and the motion was approved. Joe said he will contact the homeowner and inspect the street to be sure a load of gravel will be sufficient.

C. Lake & Dam – John Tate reported an emergency disaster plan has to be prepared for the Water Resources Board, regarding what will be done should the dam breach. He will prepare the plan and submit it to the Water Resources Board. The dirt work on the back of the dam will be done soon. John had obtained an estimate to move the rock, put down rebar and pour concrete to reinforce the spillway in the amount of \$9800. This amount may be a little less if the contractor can do this repair at the same time he does the dam dirt work. Joe Sullivan made a motion to approve up to \$9800 to reinforce the spillway. Rob Winfield seconded the motion. There were no objections and the motion was approved.

Elaine Hayes reported one of the City's sewage lagoons north of our neighborhood was empty. Stacey Burris said she will check with a lady at the DEQ and see what information she can obtain about the lagoon.

#### IV. Old Business

A. Covenant Changes – Stacey Burris advised our attorney had not yet filed Covenant Amendment #14 with Canadian County. For some reason he had not received information from the HOA to file it. Stacey said she will send him the information he needs to file both Amendment #14, which was approved in June, 2015, and Amendment #15, which was approved in January, 2016.

B. Land Attorney – Dan Garwood was not present at the meeting so no report was available regarding Dan's progress with the land attorney.

#### V. Executive Session

The Council was in Executive Session from 8:08 pm until 8:14 pm.

#### VI. New Business

A. Bridge on Frisco - Gary Bramlett videoed large trucks driving on Alma as they delivered supplies for the bridge being built on Frisco. Joe Sullivan said he will inspect the road with Metro Paving to see if they can see any damage to the road which might have been done by the large trucks.

B. Letter from Homeowner – Stacey Burris had received a letter from a homeowner asking for an exemption to having to pay the \$180 yearly road assessment fee. After discussion it was decided a letter will be sent to the homeowner advising the Council does not have the authority to issue an exemption. If the homeowner wants to make any changes to the Covenants, he will need to submit a proposed Covenant change to be voted on by HOA members. Stacey will compose and send the letter to the homeowner.

#### VII. Adjourn

Gary Bramlett made a motion that the meeting be adjourned. Rob Winfield seconded the motion. The meeting was adjourned at 8:33 pm.