

Northwood Lake Homeowners Association
March 8, 2016
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 73078

Agenda

- I. Welcome & Quorum Determined
- II. Consent Docket (Minutes & Financials)
- III. Metro Building Services
- IV. Reports
 - A. Architecture & Construction
 - B. Roads
 - C. Lake & Dam
- V. Old Business
 - A. Land Attorney
 - B. Covenant Changes Filed
 - C. Decals
 - D. Taxes
- VI. Executive Session
 - A. Building on Westlake
- VII. New Business
- VIII. Adjourn

Attendance

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

Others - Todd Dealy, Brian Evans, Kim Johnson, Scott Johnson

Minutes of March 8, 2016, Meeting

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:04 pm. A quorum was determined.

II. Consent Docket (Minutes & Financials)

There were no additions or corrections to the minutes of the February 9, 2016, meeting. Council members had reviewed the monthly financial statement. John Tate made a motion to accept the consent docket. Joe Sullivan seconded the motion. There were no objections and the motion was approved.

III. Metro Building Services

Todd Dealy and Brian Evans with Metro Building Services, attended the meeting. They presented their bid proposal for road repair on neighborhood roads and answered questions from Council members.

IV. Reports

A. Architecture & Construction – Kyle Taylor reported two plans had been submitted for approval, one for a fence, one for an outbuilding. The plans were reviewed by the Council and both were approved.

B. Roads – Joe Sullivan had obtained two bids for road repair to Oak Hill, Magnolia and Laurel. Both proposals were reviewed by Council members. After discussion, Stacey Burris made a motion that we accept the proposal submitted by Metro Building Services in the amount of \$38,000. John Tate seconded the motion. There was one objection. The motion was approved. Joe will get prices for another load of gravel and cold patch for use in patching pot holes.

C. Lake and Dam – John Tate reported the dirt work has been completed on the dam. He has obtained one estimate for grass seeding and is in the process of obtaining additional estimates. He is trying to contact the Water Resources Board concerning seepage at the bottom of the dam. He will advise the Council after he has been able to talk with someone concerning this potential problem.

Since we have had problems with soliciting in the neighborhood, John said he has checked on the cost of signs advising private property, no soliciting, and no trespassing. The cost of eight signs to be posted at entrances to the neighborhood is \$105.80. Kyle Taylor made a motion we purchase the no soliciting signs and the hardware necessary to post the signs at entrances to the neighborhood. John Tate seconded the motion. There were no objections and the motion was approved.

Dan Garwood reported a stop sign is missing at the intersection of Alma and Marie. John will check to see if we have any stop signs in storage.

John Tate said the speed bumps on the spillway have deteriorated. He had an estimate to replace the two speed bumps in the amount of \$614.68. After discussion it was decided to table the decision on the purchase of the speed bumps until next month.

John also reported the person who was going to install overhead barriers at the dam area has advised he will not be able to do that work.

V. Old Business

A. Land Attorney – Dan Garwood advised he has met with the land attorney and discussed with him the information we need to know. The attorney is working on obtaining the information and Dan should have a report from him by our next meeting date.

B. Covenant Changes Filed - Stacey Burris reported the Covenant changes have been sent to our attorney and will be filed with the county soon.

C. Decals - Elaine Hayes has decals available.

D. Taxes - Stacey Burris reported our taxes have been filed.

VI. Executive Session

The Council was in executive session from 9:12 pm until 9:15 pm.

VII. New Business

A. Collections – Stacey Burris gave an updated report on collections, advising we have made progress on some of the older collection accounts. She has recently sent additional accounts to our attorney.

B. Billing for Dam Maintenance - This topic was tabled until next month's meeting.

C. Late Fees - Stacey Burris had a question concerning when the late fee should be charged to a homeowner when HOA dues were late. The late fee should be charged when an account is sixty days past due. Stacey will not make any changes to the way the billings and amount due reminders are being sent to homeowners.

VII. Adjourn

Joe Sullivan made a motion the meeting be adjourned. Kyle Taylor seconded the motion. There were no objections. The meeting was adjourned at 9:32 pm.