

**Northwood Lake Estates Homeowners Association**  
**August 14, 2018**  
**George Fina Municipal Building**  
**314 Edmond Road, Piedmont, Ok 73078**

**AGENDA**

- I. Welcome and Quorum Determined
  
- II. Consent Docket (Minutes and Financials)
  
- III. Reports
  - A. Architecture and Construction
  - B. Roads
  - C. Lake and Dam
  
- IV. Old Business
  - A. Land on NW Expressway from AA to CC (Pud 1681)
  - B. Oil Well
  - C. Attorney
  - D. Security
  - E. \$20,000 Allocation to road budget
  - F. 2018-2019
  - G. Bank Signature card update
  - H. Grass mowing on back side of the dam
  - I. Buoys
  - J. Keys and lock
  - K. Gates
  - L. Waiver for boating with key
  
- V. Executive Session
  - A. Update on Ferguson (Wiedemann)
  
- VI. New Business
  
- VII. Adjourn

**Attendance**

**Council Members** – Elaine Hayes, Kyle Taylor, Johnnie Tate, Josh Layman, Chris Hendrickson, Stacey Burris, Titian Burris, Jeff Johnson, and Trisha Parker

**Residents** – Wesley Anderson, Mark & Jane McCullough, Drew & Kyndel Waters

## Minutes of August 14, 2018

### I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:14 pm. A quorum was determined.

### II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes from the July meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. Johnnie Tate made a motion to accept the consent docket and was seconded by Josh Layman. There were no objections and the motion was approved.

### III. Reports

#### A. Architecture and Construction

- Mark McCullough application for outbuilding. All within HOA guidelines. Approved.
- Dale & Judith Copeland application for outbuilding. All within HOA guidelines. Approved.
- Wesley Anderson is resubmitting application from last meeting that was not approved due to toilet inclusion. Neighbor was approved with inclusion of toilet in January 2017 (different board), so he is contesting denial. The toilet was still denied.
- Drew & Kyndel Waters application for new build on Cyndelyn. Everything is within HOA guidelines. Approved pending final plans – minor interior changes pending.

#### B. Roads

- Chip & seal vs. asphalt proposal presented by Chris Hendrickson. This is the best option based on the limited funds and the amount of road that needs attention. Josh Layman made a motion to approve \$19,950 to begin chip & seal work. Johnnie Tate seconded the motion. There were no objections and the motion was approved.

#### C. Lake and Dam

- We need to add signage on the shallow spot/island in the middle of the lake to ensure safety. Johnnie will make sure signs are reflective and are “safe” sign material in case someone hits it to prevent bodily injury. Titian Burris made a motion to approve \$300 for the signs, Trisha Parker seconded the motion. There were no objections and the motion was approved.

#### IV. Old Business

- A. Land on NW Expressway from AA to CC (Pud 1681)
  - Documents provided by Elaine Hayes prior to the meeting. No major concerns about the development. Kyle will continue to attend meetings regarding this matter and advise the board of any concerns.
- B. Oil Well
  - Josh will send Stacey copy for distribution to the neighborhood via Facebook and email to collect questions regarding the oil well. Once all questions are collected he'll communicate with Native Explorations and set a meeting.
- C. Attorney – tabled until next meeting
- D. Security
  - Elaine proposed reducing hours back to 20 hours per week due to school going back in session. Kyle Taylor made a motion to approve reduction in hours, Titian Burris seconded the motion. There were no objections and the motion was approved.
- E. \$20,000 Allocation to road budget
  - Not approved at this time.
- F. 2018-2019 Budget
  - Adjustments discussed. Final budget to be presented in the next meeting.
- G. Bank Signature card update
  - Josh Layman made a motion to remove Rob from the bank signature card and replace him with Jeff Johnson. Titian Burris seconded the motion. There were no objections and the motion was approved.
- H. Grass mowing on back side of the dam.
  - Johnnie is checking on a price for mowing the entire back side of the dam. He will provide at the next meeting.
- I. Buoys
  - Buoys are ordered, they should ship tomorrow. Should arrive in 2-3 weeks.
- J. Keys and lock
  - Josh Layman made a motion to approve moving forward with getting a new lock to be used with existing keys, Kyle Taylor seconded the motion. There were no objections and the motion was approved.
- K. Gates
  - We need to get a presentation put together for the county commissioners and the DA. Josh Layman requested approval of funds for an updated survey. Titian made a motion to approve an \$800 budget to allow a survey to finalize the easement to satisfy the county. Johnnie Tate seconded the motion.
- L. Waiver for boating with key – tabled until next meeting
  - Trisha will contact our insurance agent to discuss review of signs, covenants and any waiver documentation by the loss prevention team.

Johnnie Tate made a motion to move to executive session. Kyle Taylor seconded the motion. There were no objections and the motion was approved.

**V. Executive Session**

Not published

**VI. New Business**

- Titian has to hire a new sign installer. No approval required as long as he stays within budget.

**VII. Adjourn**

Johnnie Tate made a motion to adjourn. Stacey Burriss seconded the motion. There were no objections and the motion was approved. The meeting concluded at 9:32 pm.