

Northwood Lake Homeowners Association
June 26, 2018
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 73078

Annual Meeting 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. Gates
- V. New Business
 - A. Officer Nomination/Vote/Results
- VI. Executive Session
- VII. Adjourn

Attendance

Council Members – Elaine Hayes, John Tate, Titian Burris, Josh Layman, Chris Hendrickson, Stacey Burris and Rob Winfield

Minutes of June 26, 2018

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:03. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes from the May 8, 2018 meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. Questions raised in the meeting are listed below. Josh Layman made a motion to accept the consent docket and was seconded by John Tate. There were no objections and the motion was approved.

Questions Regarding Financials

Where were trees trimmed?

Trimming was completed mostly on roads where views were obstructed with priority placed on bus routes and heavy traffic. The expense associated with this was larger than normal because trimming hadn't been done in 4-5 years. Titian is handling this and plans to implement an annual maintenance program to help better maintain our 11 miles of privately owned roads and control costs.

Any trimming done by OGE is part of their utility easement and is at no cost to NWLE.

Do we have security?

We hire the off-duty sheriff to sit up at the boat dock to keep an eye on teenagers and prevent unwanted visitors.

What is included in the lake & dam expense?

Question was prompted by amount listed in newsletter which was a combination of grounds keeping and lake/dam maintenance. See lake and dam report below for more detail.

Are financial records open for review?

Yes – everything is 100% transparent. Reports are posted to the NWLE website monthly. Any additional detail requested can be obtained from Stacey Burris.

III. Reports

A. Architecture and Construction - Kyle Taylor was not in attendance, no report given.

B. Roads – Chris has been reaching out to new contractors to do some full width replacement to address multiple areas that are in poor condition. Priority is placed on high-traffic areas. Full width replacement for 100 feet of road is roughly \$10,000. Chris is working hard to negotiate good pricing and make long-lasting repairs. We do not currently have enough money in the budget to address all areas of need this next year. This will be an ongoing effort.

Frisco is a county road and is not maintained by NWLE. The council has been in contact with Marc Hader regarding Frisco but timing on repair is not available at this time.

Road reports are also posted on the website monthly.

C. Lake and Dam – Northwood Lake is a 110 acre lake with a high-risk dam. Each year we are required to have the dam inspected by a dam engineer with reports submitted to OWRB. Any maintenance or corrections suggested in that report must be done. This past year maintenance consisted of general grounds keeping, weed control, applying hydro seed to try to get grass to grow and prevent erosion and general clean up expenses.

It is very important that people not drive vehicles or ATVs on the back side of the dam to prevent damage and erosion.

We still need to get sod placed on the east side per the engineer's recommendation. We also have plans to bring in additional clean rip rap for the west side. These will be future expenses.

We had an electric shock test done not long ago and the report was good for population. We may consider stocking in the future.

John Tate and Bob Gomat took several water samples to OSU for testing based on concerns about an oil & gas company dropping water into the lake last year. The tests came back fine – there are no concerns at this time. The report will be posted on the site.

There are concerns about the gate being left open and parents giving keys to teenagers with no adult supervision. Already this summer there have been multiple issues with large crowds of teenagers at the lake with no supervision. All visitors are to be accompanied by the lot owner. The council is working on additional ideas to improve access control but further development is needed before a plan is presented.

If any resident has concerns about activity at the lake that would require law enforcement, call the OKCPD general dispatch. Any reports are 100% anonymous.

IV. Old Business

A. Gates – A study was conducted after Northwood Elementary was opened that identified 80% of morning traffic as non-resident. This has increased since the Intermediate was opened. The council worked to get approval on a gate to help curb that pass-through traffic. The location is on Cemetery Road just north of the intersection with Oakhill. It will be a heavy-duty cantilever style gate accessed via key fob. A new light pole has been installed near the area where the gate will be placed.

Signs will be placed prior to and after installation to alert drivers there is no through traffic to help control congestion and turn-around issues.

Emergency responders will have an access code for entry. This is not expected to be an issue as NWLE response comes from Surrey Hills which would typically enter from the south side.

V. New Business

A. Officer Nomination/Vote/Results – Rob Winfield is stepping down. Trisha Parker volunteered to join the council. No other volunteers.

Josh Layman made a motion to accept Rob's resignation and nominate Trisha Parker to take his seat. Titian Burriss seconded the motion. There were no objections.

Titian Burriss made a motion to approve John Tate and Stacey Burriss as continued council members. Josh Layman seconded the motion. There were no objections.

B. Full-time Security Guard - Titian Burriss asked the audience their thoughts regarding hiring a full-time security guard to curb the issues we're having at the lake with drinking and belligerent teenagers. This will increase dues (amount TBD). Overall the response was positive. The council will prepare a formal proposal in the future for vote.

VII. Executive Session

Elaine Hayes called Executive Session to order at 8:15pm.

VI. Adjourn

Stacey Burriss made a motion to adjourn the meeting. Josh Layman seconded. The motion was approved. The annual meeting concluded at 8:23 pm.