

**Northwood Lake Estates Homeowners Association**  
**June 27, 2017**  
**George Fina Municipal Building**  
**314 Edmond Road, Piedmont, Ok. 73078**

**Agenda**

- I. Welcome & Quorum Determined
- II. Consent Docket
- III. Reports
  - A. Architecture and Construction – Kyle Taylor
  - B. Roads – Joe Sullivan
  - C. Lake and Dam – John Tate
- IV. Old Business
  - A. Gates
- V. New Business
  - A. Covenant Change Vote
  - B. Officer Nomination/ Vote
  - C. Vote Results
- VI. Executive Session
- VII. Adjourn

**Attendance**

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

Others - See Sign-In sheet for signatures, Ward 1 OKC City Councilman James Greiner

**Minutes of Annual Meeting, June 27, 2017**

- I. Welcome and Quorum Determined
  - Elaine Hayes called the meeting to order at 7:08 pm. and welcomed all in attendance. A

quorum was determined. Council members were introduced.

## II. Consent Docket (Financials)

Stacey Burris had provided the latest financial report and copies were available to those in attendance. In response to a question from a homeowner, Stacey explained that HOA dues and the road maintenance dues are physically in the same bank account, however the accounting for each is separate. This way she is able to determine the amount of money received for roads, the amount we have to budget for roads, and the amount available to spend on roads at any given time.

John Tate made a motion to approve the financials. Kyle Taylor seconded the motion. There were no objections and the motion was approved.

## III. Reports

A. Architecture & Construction - Chair Kyle Taylor reported that in the last year two new homes, five new outbuildings and four new fences have been approved. He thanked everyone for using the construction approval process.

B. Roads – Chair Joe Sullivan was not in attendance. Stacey Burris reported the HOA presently has almost \$73,000 to allocate for road repairs and as of July 1, 2017, will have another \$20,000 from the HOA general fund. With additional collections we will have close to \$100,000 to spend on road repair in the coming year.

C. Lake & Dam – Chair John Tate reported we have recently had hydro mulch sprayed on the east side of the dam and we need to keep all vehicles off the area until the grass has a chance to get established. He requested anyone who saw vehicles on the east side of the dam to ask the vehicles to leave the area.

John said in the coming year he hopes to have more sand delivered for the boat dock area.

Due to rains we have had this spring, there is currently quite a bit of debris around the boat dock. He has asked volunteers to help gather the debris. Once the debris is piled up he will get a burn permit and take care of it.

John reminded everyone that the gate to the boat dock area needs to be closed and locked at all times to keep people who do not reside at Northwood Estates from using the lake. He is going to check into getting a different gate lock so it can be locked without using a key.

He advised we need more rock to place on the west side of the dam and asked anyone who knew where we could get rock or cement pieces, to contact him.

## IV. Old Business

A. Gates – Kyle Taylor reported we are planning to have a gate installed on Cemetery Road at Oakhill. It will be two side slide gates with a center strike, running east and west with each side operating independently of each other. The gate will be operated by remotes which each homeowner will have to purchase at a cost of \$20 to \$25 for each remote. The cost of the

gate will be approximately \$28,000. The installation of the gate will hopefully be within the next six months.

#### V. New Business

A. Covenant Changes Vote – A vote was taken on the proposed Covenant changes. While the votes were being counted, Stacey Burris introduced Marc Hader, the County Commissioner for District One in Canadian County. He spoke briefly regarding some projects that have been completed in the county. He wanted all to know we should feel free to contact him with any concerns and reminded us the Oklahoma City Action Line is also available to address concerns or complaints in Oklahoma City limits.

B. Officer Nominations/Vote – Elaine Hayes asked for nominations for people to fill three vacancies on the Council. Josh Layman was nominated to replace Kay Martin on the Council. Chris Hendrickson was nominated to replace Joe Sullivan and Jeff Johnson was nominated to replace Dan Garwood. There were no other nominations so the three nominees were advised they will replace the three current Council members who are stepping down.

C. Vote Results - The Covenant change regarding the required attendance for a quorum of the Council from three members to a majority was approved, 26 yes votes to 2 no votes.

The Covenant change regarding allowing residents with only one lot to construct an outbuilding that measures up to 600 square feet was approved, 26 yes votes to 2 no votes.

#### VI. Executive Session

The Council was in executive session from 8:02 pm until 8:08 pm. After the executive session Elaine Hayes announced she will remain Council Chairman, John Tate is Vice Chairman, Jeff Johnson is Secretary, Rob Winfield is Treasurer, Chris Hendrickson is the Road Chairperson, Kyle Taylor is Architecture & Construction Chairperson and John Tate is Lake & Dam Chairperson. Stacey Burris, Titian Burris and Josh Layman will be general council members.

#### VII. Adjourn

John Tate made a motion to adjourn the meeting. Kyle Taylor seconded the motion. There were no objections and the motion was approved. The meeting was adjourned at 8:35 pm.

