

**Northwood Lake Estates Homeowners Association
Annual Meeting
June 28, 2016
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 73078**

Agenda

I. Welcome & Quorum Determined

II. Reports

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| A. Financials | - | Rob Winfield |
| B. Roads | - | Joe Sullivan |
| C. Architecture & Construction | - | Kyle Taylor |
| D. Lake & Dam | | |

III. Business

- A. Officer Nomination/Vote
- B. Vote Results

IV. Adjourn

Attendance

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

Others – See Sign-In sheet for signatures

Minutes of June 28, 2016, Annual Meeting

I. Welcome & Quorum Determined

Elaine Hayes called the meeting to order at 7:02 pm and welcomed all homeowners in attendance. A quorum was determined. Council members were introduced.

II. Reports

A. Financials – Treasurer Rob Winfield reviewed the Annual Meeting Financial Report, copies of which had been provided to those homeowners in attendance. He reported we have had to spend more

this year on maintenance of the lake and dam than we had to spend last year. As of June, 2016, we have collected about 85% of the dues for roads and about 45% of the annual dues. Rob advised we will continue our efforts to try to collect on past due accounts.

B. Roads – Chair Joe Sullivan was not present at the meeting. Stacey Burris reported we have collected a total of \$78,000 in road fees in the last year and spent \$63,000 in road repair. She advised gravel and cold patch is available for homeowners to use if they want to fill pot holes.

C. Architecture & Construction – Chair Kyle Taylor reminded homeowners to provide plans for any new construction, home additions, docks, fences, or outbuildings to the Council for approval prior to any work being started.

D. Lake & Dam – Chair John Tate reported we had recently had some dirt work done on the dam and may have to have gravel spread in some areas in the future. It appears people are picking up trash and keeping the boat dock area clean, which is appreciated. He reminded everyone the boat dock gate should be kept closed at all times.

III. Business

A. Officer Nomination/Vote –Elaine Hayes announced there were three positions available on the Council and asked if there were any nominations or volunteers for the positions. There were no additional nominations or volunteers and the Council members who currently hold the three positions volunteered to continue on the Council. The Council then met in Executive Session from 7:20pm until 7:24pm.

B. Vote Results - Elaine Hayes announced all officers on the Council had agreed to continue in their positions for the coming year.

C. Proposed Covenant Change - A homeowner advised she wanted to submit a proposed Covenant change. Elaine Hayes advised her the proposed change had to be submitted at least two months prior to an annual or semi-annual meeting so our attorney would have time to review the proposed change prior to a vote by homeowners. The homeowner said she will submit the proposed Covenant change prior to the semi-annual meeting in January, 2017.

V. Adjourn

John Tate made a motion to adjourn the meeting. Gary Bramlett seconded the motion. There were no objections and the meeting was adjourned at 7:28 pm.