

**Northwood Lake Homeowners Association
January 9, 2018
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 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. Gates
 - 1. Cemetery and Oakhill
 - B. Security
 - C. Signs
 - D. Tree Trimming
 - E. Decals for Boats
- V. Executive Session
- VI. New Business
- VII. Adjourn

Attendance

Council Members – Elaine Hayes, Kyle Taylor, John Tate, Jeff Johnson, Josh

Layman, Chris Hendrickson, Rob Winfield, Titian Burris and Stacey Burris

Guests - Tricia Parker and Shaun Cross (NWLE Homeowners)

Marc Hader (Canadian County Commissioner District 1) and spouse Denise Hader

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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 December 12, 2017 meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no questions, additions or corrections noted. Titian Burris made a motion to accept the consent docket and was seconded by John Tate. There were no objections and the motion was approved.

III. Reports

A. Architecture and Construction - New outbuilding request by Chris Eastwood on Nancy Ann. He has a building permit from the City of OKC and all necessary documentation for board approval. He originally had a porch on the paperwork but was contacted by Kyle Taylor during the meeting and told a covered porch is not allowed. Mr. Eastwood verbally agreed to not include the porch. Slab only was added to the documents. The board then voted approval of the construction.

B. Roads – Patch repair to begin on Canyon Drive north of the dam and to continue along Oak Hill. Full width replacement likely to begin in February, weather permitting.

C. Lake and Dam – The bare spots on the east side of the dam need grass. The rock next to the spillway needs to be pushed back up to the edge. John Tate has not received the annual inspection report. Measurements on area of dam needing riprap to be obtained so at request bids on purchase and installation.

IV. Old Business

A. Gates –

1. Cemetery and Oakhill - Marc Hader came to check on the planning/progress of the gate. Shaun Cross came to make a proposal to the board of the HOA. He owns the lot north of Oakhill at Cemetery road which is .82 of an acre. He is offering to sell this lot to the HOA for \$30,000. He stated this value was determined by looking at similar size lots that have sold recently. Mr. Cross has also expressed concern over his personal liability for accidents on the road that is on his property. Mr. Layman stated the Canadian County and City of Oklahoma City attorneys have indicated Northwood Lake Estates owns the actual road. This removes Mr. Cross from potential liability. Mr. Cross agrees a gate installed on this road is needed to reduce

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the non-resident traffic cutting through NWLE private roads. The type of gate is still under consideration. Legal steps remain to move forward.

B. Security - Security will be used as needed.

C. Signs – Remaining signs are being painted and will be installed shortly.

D. Tree Trimming - The trimming was completed and the contractor has been paid. Rob Winfield added a new line to the budget for annual tree trimming. Annual maintenance will reduce the safety issues that arise from waiting multiple years. The annual cost will be significantly less than the \$10,000 required this time. Josh Layman motioned, seconded by Titian Burris, to pass the updated budget. There were no objections and the motion was approved.

E. Decals for boats - Elaine Hays to order the 2018 boat decals. Stacey Burris motioned to approve \$180, seconded by Josh Layman. There were no objections and the motion was approved.

*** DEQ sent a letter to the homeowner indicating the septic system needed to be changed to spray at night instead of the day. The complaint has been closed by the DEQ.

V. Executive Session

No executive session.

VI. New Business

No new business.

VII. Adjourn

John Tate made a motion to adjourn the meeting and Josh Layman seconded the motion. There were no objections, the meeting was adjourned at 8:15 pm.