

Northwood Lake Estates Homeowners Associations

June 11, 2019

Annual Meeting

**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. Security
 - B. Fobs
 - C. Selling Water
- V. Executive Session
Not published
- VI. New Business
 - A. Land
- VII. Adjourn

Council Attendees: Josh Layman, Johnnie Tate, Elaine Hayes, Kyle Taylor, Stacey Burris, Jeff Johnson, Trisha Parker, Titian Burris, Chris Hendrickson

Northwood Lake Estates Homeowners Associations
Annual Meeting Minutes
June 11, 2019

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:06 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

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

III. Reports

A. Architecture and Construction

- a. One outbuilding to be approved at 13501 Lakeshore. All covenant requirements are met. Erosion plan is in place. The application was approved.

B. Roads

- a. 65 ton of asphalt was placed this weekend.
- b. Will continue to work on potholes during the summer.
- c. When the water recedes at the spillway the issues there will be addressed (pot holes and concrete deterioration).

C. Lake and Dam

- a. We've had a problem with 4-wheelers on the backside of the dam.
- b. We need to place the buoys and sign for the island.
- c. We need to order a few more and put no wake signs on the entire west side of the island.

IV. Old Business

A. Security

- a. Kyle Taylor made a motion to approve up to 30 hours per week of security until the next meeting. Josh Layman seconded the motion. There were no questions and the motion was approved.

B. Fobs

- a. We have 40 fobs left. We are waiting on details regarding costs and minimum order required. It will take roughly 2-3 days to get them in.
- b. When we reach 25 we will order another batch to keep on hand.

C. Selling Water

- a. We do need a neighborhood vote to sell water. Majority, not unanimous.

- b. Redlands wants to drill four wells using our water. The water analysis reflected that we would use 3-4 inches per well.
- c. If we proceed with the contract it will produce roughly \$40-50,000 per well if they utilize the maximum amount of water per well. It could be less, pending their usage.
- d. The time span will be roughly 6 months for all four wells.
- e. We are waiting on final results of the title search to determine if we can sell the water or not.
- f. Ten members of the neighborhood requested a special meeting on the topic of selling water via petition.

Titian made a motion that we put up two signs in conspicuous places, send an email and post a notice on HOA Facebook and private NWLE Facebook page. Johnnie Tate seconded the motion. There were no questions and the motion was approved.

Josh Layman made a motion to set the date for Friday, June 14 at 7pm for the emergency meeting at Piedmont Civic Center unless the room is unavailable. Johnnie Tate seconded the motion. There were no questions and the motion was approved.

D. Cameras

- a. The council discussed options on various camera systems we could install for security at the gates (Cemetery & Lake Entrance). There are lots of variances in capabilities and cost.
- b. Ultimately it was agreed that we would start with a game camera equipped with solar panel and SIM card. It would allow us to store unlimited still photos. The images are locally stored. The camera will send unlimited photos to an app.
- c. We'll have to be careful about pole position to protect the Cross's privacy.

Titian made a motion to approve up to \$800 for the year to proceed for now as a beta test. If it doesn't properly serve that area we can move it to another location. Josh Layman seconded the motion. There were no questions and the motion was approved.

Trisha made a motion to pause the regular meeting to move to the annual meeting. Titian seconded the motion. There were no questions and the motion was approved.

V. New Business

No new business.

Josh Layman made a motion at 8:06 to return to the regular meeting for executive session. Johnnie Seconded the motion. There were no questions and the motion was approved.

Josh Layman made a motion to go to executive session. Trisha Parker seconded the motion. There were no questions and the motion was approved.

VI. Executive Session

Not published

VII. Adjourn

Kyle Taylor made a motion to adjourn. Johnnie Tate seconded the motion. There were no objections and the motion was approved. The meeting concluded at 8:57 pm.D