

Northwood Lake Estates Homeowners Association

June 9, 2020

George Fina Municipal Building

AGENDA

- I. Welcome and Quorum Determined
- II. Consent Docket (Minutes and Financials)
- III. Reports
 1. Architecture and Construction
 2. Shop Approval
 3. New construction approval
 4. Treasurer
 5. Roads
 6. Lake and Dam
- IV. Old Business
 1. Security
 2. Cameras
 3. Consolidated Covenants
 4. Spillway Repairs
 5. Dam Repairs
 6. Riprap
 7. Overflow Pipe
 8. Seepage Area
 9. Dock Repairs
 10. Spillway/Road Acquisition
 11. Communication
 12. Engineering
 13. Insurance
 14. Landscaping
- V. New Business
 1. Email Votes
 2. Security
 3. Gate Repair
 4. ATVs
 5. Communication to Residents
 6. Spillway/Dock Area – Behavior Issues/Signage/Calling-No FOB
 7. Violation Letter Process
- VI. Executive Session
 1. N/A
- VII. Adjourn

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

Resident Attendees: Brian & Cari Eisele, Frank Harris, Brad Waller, Kyle Kincaid, Chad Hudson, Jeannie Roberts, Susan Kimery, Les Sheltman, Shaun Coffman, Billy Roberts, Kory Swinehart, Joe Maxwell, Craig Guy, Gabe McCown, Greg Stokes, Amy Mayberry, Shelley & Jason Mackey, Kurt Downing, Chris Eastwood, Ryan Burch

MEETING MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:06 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

Reading of the minutes was waived. There were no additions or corrections noted. Josh Layman made a motion to accept the consent docket and was seconded by Jeff Johnson. There were no objections and the motion was approved.

III. Reports

A. Architecture and Construction

- a. Shop approval – 10x16, prebuilt all within guidelines – 15309 Sherri Ln, approved by the council
- b. Shop approval - 12x16 prebuilt all within guidelines – 13301 LaCresta, approved by the council
- c. New construction approval – plans sent, 2450 sf, reusing existing septic and well, no erosion control issues to be concerned with, approved by the council
 - i. Homeowner gave Stacey \$1,500 cash for the road fee.
- d. Shop approval – 10x20, prebuilt, all within guidelines – 15529 Leslie Dr, approved by the council

A. Treasurer

- a. Checking is \$60,830. Road Assessment is \$133,164. Savings is \$18,397.
- b. Grand total is just over \$212,569 including petty cash.

B. Roads

- a. Pothole work will begin in the next couple weeks.
- b. Two stretches have been identified for serious repair to address within the next 4-5 weeks.

C. Lake and Dam

- a. We're waiting on the water to go down in order to do repairs on the spillway.
 - i. Sealing cracks on the spillway and other minor repairs
 - ii. New sign with rules and regulations

OPEN FLOOR

ATV

- Resident expressing favor toward ATV usage in the neighborhood, and that it would be a mistake to shut that down even though it's in the covenants. More concern about speeding in cars. Several who agree. See it as a selling feature.
- Concerns about Oakhill being used as a speedway. Concern about a kid possibly getting killed by speeding – 45-50 mph on Oakhill. Request for speed bumps and new paving.
- Amy Mayberry – lives on intersection of Cyndelyn and Oakhill. Very few cars stop at the stop sign. Lots of kids in the neighborhood. 10 kids that live between three houses. Concern that someone will get killed due to speeding/blowing stop sign.
- Same concern on Chapel and LaCresta with blowing stop signs and speeding.
- Discussion about speed bumps similar to those at the spillway perhaps being used elsewhere to slow the speeding.
- Kyle - The ATV issue is a liability concern from the council's perspective. It creates a lot of liability for the neighborhood. If a kid is hurt or killed, it will cost all of us a lot.
- A resident brought up the fact that every time they buy in an HOA they read the covenants. How can you sell your house with that as a selling point when it is clearly stated as against the covenants?
- The covenants also state that drinking at the lake is against the covenants but it still happens.

- Regarding lake management, the council has conducted private meetings with sheriff, OKC PD to discuss and every council member has had to work to control drinking at the lake. We are trying to control it. If seen, residents need to call OKCPD.
- Josh has brought up speed humps before and it's a cost issue. Our roads budget is limited as it is and it's difficult to spend money to put speed bumps on roads that are already deteriorating.
- The council shared that ATV is a liability concern and how it affects all of us. Our insurance agent indicated that if we have language against ATV use in the covenants and signs posted, we should be protected from a judgment in a lawsuit. If we decide to change the covenants, he expects our rates to increase and the number of carriers who will accept our risk to decrease. Even with coverage in place, we are still at risk of lawsuit which can affect all of us. The HOA is not a separate entity, it is a collection of its members/homeowners and we are all at risk.
- A resident chimed in that they agree with this information provided by the insurance agent. He spoke to his attorney about it and said the covenants need to stay as they are.
- There is also some concern that we have exposure if we don't take steps to enforce it.
- One resident made a call for compromise, but stated governance is a poor choice.
- Frank Harris – responding about wanting to hear something rather than noise, etc. Parents have a tough job raising kids these days. The focus is on insurance, too noisy, he doesn't want to go to his grave knowing that he killed one of your kids. He had an incident where a kid pulled out in front of him and he slammed on his brakes. He does not want the covenants changed.
- Leslie Harris – commented that riding ATVs against the covenants doesn't teach kids to follow rules and respect others.
- A lot of the problems are not our kids. A resident who lives on NW Drive – he sees them coming from across NW Expressway and from Northwood Village, behind the school.
- Are golf carts legal? No off-road, unlicensed vehicles are allowed in the addition. Golf carts are not stated.
- Gabe – lives on Canyon Road, the kids he is seeing drag racing are not from NWLE.
- Kyle – we asked the Sheriff who works private security to remind people that ATVs are not allowed in the neighborhood. One resident commented that the Sheriff could sit on NW Drive and get people there because that is a city street.
- Josh – we have to recognize that it is our kids who are driving in a reckless fashion and parents have to do more.
- It is against the covenants, The HOA will post that it's against covenants, signs will be posted and the Sheriff will remind people that it's against covenants to help control the issue. Parents have to monitor their kids.
- Kyle: Speeding – we will address the speeding issues throughout the neighborhood. That is a constant topic of conversation.
- A gate was already passed for the corner approaching the spillway to help control outside traffic coming to the lake. Work will begin on this soon now that the land acquisition is complete.
- A resident requested that we issue a reminder about the lake rules.

IV. Old Business

A. Security

1. We pay \$35 per hour for security.
2. Josh made a motion up to 48 hours between now and the next meeting. Trisha seconded the motion. The motion was approved.

B. Cameras

1. Kyle is still working on access. Kyle will give Jeff access. Josh does not want access.

C. Spillway Repairs

1. We are waiting on repairs until the water levels subside.
- D. Dam Repairs (Covered briefly under lake report)
 1. Riprap
 2. Overflow Pipe
 3. Seepage Area
- E. Spillway/Road Acquisition
 1. Kyle talked to the engineer last week. He is still preparing a proposal as an amended plat to the neighborhood to submit to the city. We need to push on this and get it done.
- F. Violation Letters
 1. Shop going up on Canyon with the orange door. He needs to secure approval. We need to send a violation letter.
 2. Noise from the island is going way into the night. The HOA cannot govern. She needs to be directed to call OKC with a noise complaint.
- G. Special Projects
 1. A grill has been donated to the boat dock area by a resident. This is located by the picnic table.

V. New Business

- A. Email Votes
 1. ATV legal opinion – Trisha made a motion for up to \$600 for legal opinion on the ATV issue and related legal liability issues. The motion was passed, but we are holding off on action until we need to pursue further.
 2. Storage unit – the council approved \$480 to keep the storage unit to house records and sign supplies. Chris made the motion, Josh seconded. The motion passed.
- B. Gate
 1. Josh doesn't mind being the only phone number on the gate, but he thinks another person needs to be accessible to provide help when he's out of town.
 2. There is a short in the box that needs to be addressed. Titian made a motion for up to \$500 to repair the lock at the gate. Chris seconded the motion, it was passed.
 3. The new gate can be on Lakeview because we now own the road. We need a \$30 permit. It might make more sense to position it on Linden for longer-range planning. We need to discuss further.
- C. ATVs
 1. See open discussion section for details.
 2. No petition to change the covenants was presented.
 3. The council will be posting signs and working with the sheriff to enforce the rules.
- D. Spillway/Dock Area – Behavior Issues/Signage/Calling-No FOB
 1. Chris will be the secondary contact for issues at the dock.
 2. Kyle contacted a service company, but it will be \$200 a month. We tabled this until we determine if a new lock will correct the issue. Josh said he doesn't mind helping and he doesn't get calls that often.
- E. Signage – Dock/Entrances/Street
 1. John made a proposed sign for the boat dock area. It is following what is on the other sign. Discussion was that it needs to follow the covenants exactly and be sure to list no alcohol and age limits.
 2. Kyle and Elaine also discussed some smaller, inexpensive signs for the outside of the gate before you enter the boat dock.
- F. Homeowner Complaint
 1. Sandra & Rick Faulk indicated their issues with neighbor (at 14433 Northwood Drive) continue to escalate in terms of trespassing and aggressive behavior toward them. The Faulks continue to do what they need to do, but are not getting any real assistance from OKC PD. They are asking if the HOA would sell the swim beach area to them. Josh indicated that there is an easement from the city and county, so we cannot sell it to them because we don't own it. We would have to have that easement vacated so we could claim ownership, which is very expensive to do. Legally, the HOA's hands are tied. They have asked if they can put up a fence up to the water line. They have been advised to submit a

building permit. Titian advised that they get a new survey before they build anything. They have called the police 4 times in the last 6 weeks with no real results. Kyle suggested they look into OKC ordinances to try to control their behavior that way as well.

G. Annual meeting must be in June. The meeting was set for June 30 at 7pm with 6:45 check-in time.

VII. Adjourn

Josh Layman made a motion to adjourn. Chris seconded the motion. The meeting was adjourned at 9:01 PM.