

Northwood Lake Estates Homeowners Association

June 13, 2023

George Fina Municipal Building,
314 Edmond Road, Piedmont, OK 73078

ANNUAL MEETING

I. Welcome and Quorum Determined

II. Reports

- A. State of the Neighborhood – Kyle Taylor – all is going well in the neighborhood – with it being summer, be mindful on the streets, watching for increased activity
- B. Architecture & Construction – Submit paperwork to Kyle Taylor until a new chair is named.
- C. Treasurer – Susan Kimery – Account balances given
- D. Roads – Kyle Taylor – We did \$160,000 in repairs last year. Anyone is welcome to fill potholes. Be sure to overfill the holes so that it will pack down and be level with the street. It costs \$1 million/mile to repair the roads so we are starting with the worst roads and moving on from there. Will get a load of gravel to fill the larger holes to give a base under the cold patch. Send any road issues to nwleroads@gmail.com.
- E. Lake & Dam – Kyle Taylor – We are looking at ways to refurbish the dock. A few home owners present requested that a new dock be installed. It was also asked that it be handicap accessible. A French drain was installed on the back side of the dam, then covered with sod. The spillway is structurally sound. It does need minor maintenance.

III. New Business

A. Amendment Proposal Vote

- 1. The process for changing a covenant: a proposal is submitted with at least 10 signatures. Then it is sent to our attorney for legality and continuity with the other covenants. After the HOA receives the attorney's draft, it is sent back to the original drafter to make sure it is in line with their request. Then it is put to a vote of the neighborhood.
- 2. Kyle read the proposal and asked for questions.
 - a. One neighbor called animal control and was told that goats are not allowed on property deemed residential.
 - b. One neighbor asked if shelters are considered outbuildings. Answer is no.
 - c. Will the HOA be liable if we vote goats in and the city says no? We can change a covenant but it is up to the home owner to follow city rules.
 - d. Clarification was made that the proposed covenant change would allow 2 goats per household, not 2 goats per lot.
- 3. Vote Passed – 62 yes votes, 25 no votes

B. Vacant Council Positions

- 1. Blake Smith volunteers to serve on the council.
 - a. Stacey nominates Blake Smith, John seconds. All in favor, none opposed

C. Questions from those in attendance

1. Question asked about status of gate – Kyle explained where we are at and that we are waiting on State Farm to pay the claim so we can get it fixed.
2. Is there are common area to watch the sunset? Answer: Boat dock/ramp/beach area

IV. Executive Session

A. Board is as follows:

Kyle Taylor – Chair Elaine nominates, John seconds
Elaine Hays – Vice Chair Ryan nominates, Stacey seconds
Susan Kimery – Secretary/Treasurer Stacey nominates, Elaine seconds
Blake Smith – Lake & Dam Elain nominates, John seconds
Ryan Burch – Roads John nominates, Susan seconds
Kyle Taylor – Architecture & Construction (until someone else takes over)
Elaine nominates, Ryan seconds
Stacey Burris – General Member John nominates, Elaine seconds
John Tate – General Member Ryan nominates, John seconds
Open – General Member
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B. Motion was made by John to move out of executive session, Susan seconds. All in favor, none opposed.

V. Adjourn – John made a motion to adjourn. Susan seconded the motion. The meeting adjourned at 9:16 PM.