

Northwood Lake Estates Homeowners Associations

April 9, 2019

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. Oil Well (new)
 - B. Boat decals
 - C. Security
 - 1. Boat ramp
 - 2. Cameras
 - D. Collections
 - E. Complaints
 - F. Annual Meeting
 - G. Newsletter
 - H. HOA Sign Damage
 - I. Fobs
 - J. Gate

- V. Executive Session
 - Not published

- VI . New Business

- VII. Adjourn

Attendance (Board): Elaine Hayes, Jeff Johnson, Johnnie Tate, Stacey Burriss, Josh Layman, Chris Hendrickson, Kyle Taylor

Attendance (Residents): Sandra & Rick Faulk, Sara Mays, Kaalen O'Bannon, Benjamin O'Bannon, Brad Weller

Meeting Minutes

April 9, 2019

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:08 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes from the March meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. Johnnie Tate 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

- There is a request for a fence at 15001 Westlake. They are changing from a chain link to a privacy fence. All specs are within covenant guidelines. The request was approved.

B. Roads

- Now that weather is improving Chris will be working on some of the problem areas and working to fill pot holes.
- Another load of cold patch is available to work with.

C. Lake and Dam

- Johnnie determined we need 30x40 yards (10,800 sf) in sod to address the area south of the overflow drain. As a reminder this was a recommendation by the engineer that performed the dam inspection and needs to be completed soon.
- Josh made a motion for up to \$3,500 for sod installation on the back side of the dam south of the overflow drain to address erosion concerns and adhere with the inspection requirements. The intention is to have it installed in April while we still have plenty of rainfall. Josh intends to secure at least 2 more quotes, but initial estimates put it at roughly \$3,000-\$3,500. Trisha Parker seconded the motion. There were no questions and it was approved.
- Johnnie believes we need to bring in a couple loads of dirt and rip rap to build up an area that is eroding around the overflow drain. This will be discussed further at the next meeting, but this work can be done from the north side of the drain without causing damage to any sod that would be installed.

IV. Old Business

A. Oil Well

- Native Exploration is still trying to get rights to drill the section. No further movement at this point.
- Red Bluff Resources has staked a pad at 164th and Cemetery. All signs indicate this will be moving forward.

B. Boat decals

- The price for decals increased slightly. Stacey will need to write another check for \$38.02. The grand total is still within the previously approved amount.

C. Security

- Boat ramp – Kyle Taylor made a motion to approve up to 24 hours per week for security at the boat ramp beginning 4/19, every week until the next meeting. Josh Layman seconded the motion. There were no questions and the motion was approved.
- Cameras – nothing new on cameras.

D. Collections

- Stacey sent 3 individuals to legal for collections. The total/combined outstanding balance is roughly \$16,400 They are three single lots (no homes). We have legal judgments awarding funds to the HOA on all three.
- Craig Thompson with Winton Law has advised that we should go forward with a hearing on assets for two of the very delinquent lot owners. One is out of state and may be very difficult and expensive to collect from. He suggested we hold off on that one.
- The board agreed that we should pursue options and take the recommendation of our legal team to bring the two delinquent lots to resolution. Foreclosure was discussed as an option. Stacey will advise as this progresses.
- There will be a Sheriff's sale on June 10 for the delinquent lot on Westlake. Stacey is going to make sure we cover all bases to see how we can protect our lien on this lot and still attempt to collect past dues.

E. Complaints

- Island - The board received a complaint about the condition and care of the island property. Titian called the owners of the island to let them know the details of the complaint. The owners have cleaned up most of the issues as of today. This matter is considered closed.
- Drainage – Mrs. Morgan on the corner of Linden and Northwood Drive is having problems with water flowing into her yard. Her son dug into the ditch a bit in order to relieve it. Chris will take a look to see if anything can be done to correct this issue.
- Covenant Violation – The board received a complaint about the white shop recently built on Oak Hill east of Mill Road because the color does not match that of the home. Kyle Taylor reported that the homeowner will soon be painting the brick to closely match the shop.
- Chronic Trespassing/Disturbances – Sandra & Rick Faulk were present to discuss the issues they are having with a neighbor who is chronically trespassing on their property and causing disturbances. This has been an ongoing issue for three years. They have had the police out twice. The board provided a letter to help clarify and support the position that the Faulk's property extends to the shoreline and that the neighbor's presence in their yard is trespassing per the covenants. We discussed that they need to clearly stake their property and take photos to document the issue. We encouraged them to call the Oklahoma City Police Department rather than the Sheriff. The covenants clearly support the issue and hopefully this will come to resolution soon.

F. Annual Meeting

- The newsletter and dues notice will go out June 1.
- Normal board meeting will be June 11 at 7:00 pm.
- Annual Meeting will be June 11 at 7:30 pm.

G. Newsletter

- The board needs to submit content to Stacey for the newsletter by next meeting.

H. HOA Sign Damage

- Linden Sign - Mrs. Morgan's son has taken a baseball bat to the neighborhood sign near their property and has tried to dig it up. They have been contacted by Titian and sent a registered letter notifying them that this is HOA property and that they are responsible for damages.

I. Fobs

- An invoice for \$13,620 for 600 key fobs and programming into the system was presented via email on 4/9. Josh Layman made a motion to approve and process a check. Trisha Parker seconded the motion. There were no objections and the motion was approved.

J. Gate

- An invoice for \$2,420 for bollards and a fence with 16' swing gate was presented for approval via email on March 21. Josh Layman made a motion to approve. Chris seconded the motion. There were no objections and the motion was approved.
- An invoice for \$2,430 for a new dock entry gate including a new latch post, widening of the gate with new, stronger black chain link and fabric to cover the new post was presented via email on March 25. Josh Layman made a motion to approve. Johnnie Tate seconded the motion. There were no objections and the motion was approved.
- The gates on Cemetery and at the boat ramp should be fully operational by the end of April.

There was no executive session.

V. New Business

A. Boat Ramp Fence Extension

- The board discussed extending the fence at the boat ramp to more closely meet the shoreline to help prevent trespassing. Josh will coordinate a quote with the fence vendor once an intended position is staked so he and the contractor have a visual marker to work from.

VII. Adjourn

Josh Layman made a motion to adjourn. Johnnie Tate seconded the motion. There were no objections and the motion was approved. The meeting concluded at 8:18 pm.