

# **Northwood Lake Estates Homeowners Associations**

**May 14, 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. Security
  - B. Newsletter
  - C. Morgan
  - D. Homeowner concern (Trisha)
  - E. Selling Water
- V. Executive Session  
Not published
- VI. New Business
- VII. Adjourn

Council Attendees: Josh Layman, Johnnie Tate, Elaine Hayes, Kyle Taylor, Stacey Burris, Jeff Johnson, Trisha Parker, Titian Burris (arrived late)

**Northwood Lake Estates Homeowners Associations**  
**Meeting Minutes**  
**May 14, 2019**

**I. Welcome and Quorum Determined**

Elaine Hayes called the meeting to order at 7:02 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. Trisha Parker 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. Application for a boat loading system on the shoreline at 12854 Magnolia Drive. They want to install a loading system and floating dock.
  - i. The council approves as long as he moves the shed (12x20) so he can side screen the boat.
  - ii. He needs to maintain 25 feet between the property line and any structure.
- b. Application for a replacement shed at 13140 Linden St. Everything is within covenant guidelines.
  - i. The council approved the application.

B. Roads

- a. Chris was not in attendance but reported via email he has no new developments to report.
- b. They will begin more road improvements and filling potholes as the weather improves.

C. Lake and Dam

- a. Two buoys and a sign need to be placed. Johnnie has them we just need to schedule the time to get them done.

#### **IV. Old Business**

##### **A. Security**

- a. Kyle Taylor made a motion to pay for up to 24 hours of security at the lake until the next meeting. Josh Layman seconded the motion. No questions and the motion was approved.

##### **B. Newsletter**

- a. Everyone but Elaine and Chris need to submit articles for the newsletter.

##### **C. Morgan**

- a. The sign issue with the Morgan household is all resolved. It has been replaced and no further action is needed.

##### **D. Homeowner concern**

- a. The council received a complaint regarding neighborhood Facebook pages, official notices and Stacey Burris' position as our HOA management contractor in addition to being a board member.
  - i. All council members reviewed the complaints and found that no action is required based on covenants.
  - ii. The management of all communications is within covenant guidelines, but we did commit to posting more regularly on the Northwood Lake HOA Facebook page.
  - iii. Stacey Burris's position as council member and HOA management company (paid contract) is not in breach of the covenants.
  - iv. A detailed response was sent to the homeowner. We have received no further comments from the homeowner and are considering this matter closed.

##### **E. Selling Water**

- a. Josh made a motion to approve up to \$2,500 to have Winton do a title search to determine who actually owns the water so we can further pursue the opportunity to sell water to Red Bluff. Kyle Taylor seconded the motion. There were no questions and it was approved.
- b. This item was amended via email on 5/22. Josh Layman made a motion to approve up to \$2,500 to have a vendor qualified to do title search work to determine who owns the water in the lake and in the surrounding spillway/pond areas. We may need to utilize someone other than Winton. Chris Hendrickson seconded this motion, there were no questions and the motion was approved.

There was no executive session.

#### **VI . New Business**

No new business.

#### **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 7:39 pm.