

Northwood Lake Estates Homeowners Association
2020 Annual Meeting
June 30, 2020
George Fina Municipal Building

AGENDA

I. Welcome and Quorum Determined

II. Reports

- A. State of the Neighborhood
- B. Architecture and Construction
- C. Treasurer
- D. Roads
- E. Lake and Dam

III. New Business

- A. Officer Nominations/Vote/Results

IV. Executive Session

V. Adjourn

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

MEETING MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:01 pm. A quorum was determined.

II. Reports

A. State of the Neighborhood

- a. Concluded litigation over an incident that happened at the lake in 2016. The neighborhood was sued as part of that because it happened on the lake. We successfully got a summary judgment and was removed from the lawsuit without a settlement due. Our insurance policy paid the roughly \$33,000 in legal fees.
- b. Consolidated covenants are posted on the website.
- c. We added 2 cameras at the gate on Cemetery and one at the boat dock.
- d. Chris added some fence at the south end of the dam to cut down on the number of people who are driving behind the dam.
- e. We talked extensively about the ATV issue and are working to control that behavior as best we can.
- f. We purchased the road and spillway between the boat dock and Northwood Drive. The neighborhood never owned that land/road and never had an easement or anything. We were fortunate to get this done.
- g. We approved security at about 30 hours a month to help us monitor the neighborhood and particularly the boat dock area during busy times, football games, summer, etc.
- h. We are working on better communication with residents – reaching out when we have pertinent issues to discuss.
- i. We are working on engaging residents who have specific skills that could help with special projects. This may be a way for people to volunteer without being on the council full time. If anyone is interested in this, please reach out to a council member.
- j. We are working hard to work more as a council and less as individuals who are engaging with members one on one. If the council reaches out in the future it will be done with a letter so it's more formal and consistent.
- k. There are plans to review a second gate to see if it will be beneficial for the neighborhood.

B. Architecture and Construction

- a. This past year we approved 11 new out-buildings, 2 new builds, 2 fences and 1 tinhorn. Thank you to everyone who uses the process to make sure the neighborhood stays consistent.
- b. We have 328 residences in the neighborhood currently.

C. Treasurer

- a. Most recent road assessment collected 63,698 (94% of assessment).
- b. \$137,000 in road fund for Chris to work with in the coming year.
- c. \$99,000 in general HOA fund, which some can be used for roads if necessary.

- d. Collections are not too big of an issue. If people are late, we're going to act quicker and try to get collections in sooner which will result in legal fees to residents on top of the dues, so please work to pay on time.
 - e. \$236,000 total available funds
- D. Roads
- a. Chris is planning some base repair on Oakhill from Frisco to Cyndelyn and on LaCresta from Expressway to Blackjack.
 - b. Chris will be putting together a bid package for review by August to start getting estimates on asphalt application from contractors this Fall. It's important that we fix the base issues before we apply asphalt to make sure our limited funds are spent as effectively as possible.
- E. Lake and Dam
- a. We need the lake level to drop so we can do repairs on the spillway.
 - b. OWRB considers us a high hazard lake. We must have an inspection annually, which isn't a bad thing as it does point out maintenance issues we need to address.
 - c. There is a seepage issue on the NE side. The engineer has given us some suggestions to help manage that issue.
 - d. The spillway has a 5-ton limit. We need to work to stop any trucks heavier than that from crossing the spillway and causing further damage.
 - e. Fishing has been good this year. Lake appears to be healthy.
 - f. John would like to have some volunteers to help with ideas to help make the boat dock better.
 - g. A resident suggested a metal pole/barrier over the road before the spillway to prevent trucks from passing over the road. We couldn't do this previously because we didn't own the land. The council will consider this as a possible solution.

Questions/Comments From Attendees

ATVs – complaints about ATVs late at night, specifically 11pm and after. Kyle commented that the covenants do not allow ATVs of any kind in the neighborhood. All residents need to look out for each other. The security officer is now reminding people that it is against the covenants to ride in the neighborhood.

In the past, a deputy cited a reckless driver in the neighborhood and the sheriff wouldn't enforce it. Any OKC or county officer working off duty is just security, so technically the sheriff has to authorize any enforcement by our contracted deputy. Josh/Kyle added that he can enforce reckless driving/under the influence issues. Basic traffic violations or complaints would have to be called in and then specific authorization granted for our security officer/deputy to act or a directive to dispatch an on-duty deputy to handle the issue.

III. New Business

- A. Officer Nominations/Vote/Results
 - 1. Three council members up for re-election. All were asked if they wish to stay. All agreed they would stay on the council if no one will step up to fill their role. No one in attendance requested to run.
 - i. Josh (general board member) – re-elected for another 3-year term

- ii. Jeff (treasurer) – re-elected for another 3-year term
- iii. Chris (roads) – re-elected for another 3-year term

The annual meeting is concluded. We'll move into executive session to discuss council positions.

Josh made a motion to go into executive session. Johnnie seconded the motion. Executive session began at 7:45 PM.

IV. Executive Session

Not published

V. Adjourn

Elaine made a motion to adjourn. Johnnie seconded the motion and it was approved. The meeting adjourned at 8:00 PM.