

# Northwood Lake Estates Homeowners Association

July 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. Security
  - b. Cameras
  - c. Water Contract
- V. New Business
  - a. Budget
  - b. Fobs
  - c. Boating Rules
  - d. Road Assessment Funds
  - e. List of Large Projects
  - f. HOA Committees
  - g. Consolidated Covenants
  - h. Meeting Length
  - i. Email Voting
- VI. Executive Session  
Not Published
- VII. Adjourn

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

Resident Attendees: Cari & Brian Eisele, Todd Yerock, Wesley Anderson, Nick Schwarz, Tom Parker, Kara Pointer

## Meeting Minutes

July 9, 2019

**I. Welcome and Quorum Determined**

Kyle Taylor called the meeting to order at 7:03 pm. A quorum was determined.

**II. Consent Docket (Minutes and Financials)**

There was one small correction to the June regular meeting minutes requested by Kyle Taylor. No other additions or corrections to the minutes from the Annual or Special meetings. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. Elaine Hayes made a motion to accept the consent docket and was seconded by Johnnie Tate. There were no objections and the motion was approved.

There is a petty cash amount listed in the balance sheet now so Stacey can manage refunds, change etc.

**III. Reports**

a. Architecture and Construction

- i. The Laughlins will pay their construction application when they close in a few months.
- ii. One shed outbuilding application for 120 sf on the north side of Oakhill, Larry McNabb. Everything is within specifications. The application was approved.
- iii. New resident attending at 15308 Marie Drive is requesting a fence. He is not a lake lot, nothing proposed over 6-feet. The application was approved.

b. Roads

- i. Chris Hendrickson provided a report via email. There is nothing new to update on the roads. We will work on putting down some more asphalt through the month of July to fix more potholes. Chris is meeting with Tom Gorman on Thursday to discuss repairs on the work that they did last Fall.

- c. Lake and Dam
  - i. The engineer is coming out next week to look at the area of seepage on the dam to better evaluate to determine what needs to be done. If he recommends a repair in his report to OWRB we will have to do it within their guidelines.
  - ii. OWRB will sometimes throw funds in to help with repairs. Johnnie is working to get additional information on this.
  - iii. Signs for the island and no wake buoys need to be placed by August 2<sup>nd</sup>.
  - iv. We have a request to put the no fishing sign back up on the dam. Josh made a motion to spend up to \$150 per sign for a maximum of 4 signs to facilitate no fishing and the tonnage signs for the spillway (2 no-fishing and 2 tonnage limits). Johnnie Tate seconded the motion. There were no objections and the motion was approved.

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

- a. Security
  - i. Josh Layman made a motion to approve up to 32 hours per month for security until the next meeting. Trisha Parker seconded the motion. There were no questions and the motion was approved.
- b. Cameras
  - i. We are postponing this until the next meeting.
- c. Water Contract
  - i. We do not have an actual contract yet. Red Bluff is going to frack two wells side by side on Cemetery within a week of each other. They need a guarantee of 300-330,000 BBLs per well in order to contract, which is their worst case scenario. They will not return to our region for another 6-8 months after this operation is completed, so this is our only opportunity to sell to them right now.
  - ii. This usage would drop the lake roughly a foot.
  - iii. The funding might be tax free if it goes into capital improvements.
  - iv. Per resident in attendance, if there is a casing issue with the fracking, the oil company will likely be the first to tell us because they will have to shut operations completely down do to regulations.
  - v. Trisha Parker made a motion to move forward with a volume commitment of up to 660,000 BBLs. Elaine Hayes seconded the motion. There were no additional questions and the motion was approved. Chris and Titian are not in attendance but want to go on record that they approve this motion as well.

## V. New Business

### a. Budget

- i. Jeff provided a budget based on averages of the previous year. Based on averages, we are working at an \$18,000 deficit for the year compared to budgeted amounts, not what is available in the bank account.
- ii. Stacey Burris will make a motion to adopt the current budget. Trisha Parker seconded the motion. There were no questions and the motion was approved.
- iii. It should be noted that the following items will be reviewed in the next meeting – roads budget, separate line item for capital expense reserve we may create if the water deal comes through.

### b. Fobs

- i. Josh Layman made a motion to spend up to \$750 on additional key fobs to have on hand for new residents and replacements. Johnnie Tate seconded the motion. There were no questions and the motion was approved.
- ii. Josh Layman made a motion to approve one fob at \$0 to be assigned to USPS. Elaine and Johnnie are not in favor of this and did not approve. The motion based based on majority vote.
- iii. Trisha Parker made a motion to give the deputy who handles security for the neighborhood a fob at \$0. Josh Layman seconded the motion. Elaine and Johnnie are not in favor of this motion. The motion passed.

### c. Boating Rules

- i. Elaine has received two phone calls about people driving the wrong way on the lake. We will post an update on facebook and send an email. Stacey will handle the communication.

### d. Road Assessment Funds

- i. There was discussion about how to better report and manage the road assessment funds so it's clear. It is not a good idea to have a separate account because sometimes Stacey will receive funds on one check that pays for multiple dues – it's difficult to manage that type of deposit scenario. Stacey will make an adjustment in the reporting so it's more clear.

### e. List of Large Projects

- i. Spillway repair
- ii. Dam repair
- iii. Drain repair
- iv. Pending land issues with Livingston

### f. HOA Committees

- i. Discussion occurred regarding utilizing neighbors who have expertise in certain areas to help with big projects via a committee.

### g. Consolidated Covenants

- i. Trisha will work to prepare an unofficial consolidated covenants that pulls all amendments into one document.

- h. Meeting Length
  - i. Meetings should be limited to one hour. The council will work to limit time spent.
- i. Email Voting
  - i. Every vote no matter how small should be brought up in a meeting so we are sure to record them via the minutes. Kyle will add this as an agenda item.
  - ii. Trisha Parker made a motion via email on 5/28 for up to \$60 for Annual Meeting signage. It was seconded by Stacey Burriss. The motion was approved.
  - iii. Titian Burriss made a motion via email on 6/11 for up to \$75 for Special Meeting signage. Josh Layman seconded the motion and it was approved.
- j. We discussed that the HOA was brought into a lawsuit related to an incident on the lake. Our insurance carrier provided legal assistance and they made a motion for summary judgement last week to remove us from the case.
- k. Trisha Parker made a motion for up to \$75 for annual meeting and special meeting signage via email. The motion was approved.

#### **Resident Questions**

- l. What can we do about the house under construction on Chapel for over a year? Activity has stalled. The builder wants to finish it per a buyer. He claims he is waiting on a buyer. We are going to work to bring this to resolution.
- m. Septic systems are supposed to run at night. If any resident has a concern about a neighbor's system, they can file a complaint with DEQ. There should never be a foul smell from a septic system. A foul smell can be reported no matter what time the sprinklers go off.

#### **VI. Executive Session**

Not published

#### **VII. Adjourn**

[Stacey Burriss](#) made a motion to adjourn. [Johnnie Tate](#) seconded the motion. There were no objections and the motion was approved. The meeting concluded at 8:52 pm.