

**Northwood Lake Estates Homeowners Association
Annual Meeting
June 13, 2015
George Fina Municipal Building
314 Edmond Road, Piedmont, Oklahoma 73078**

Agenda

- I. Welcome and Quorum Determined
- II. Financials
- III. Reports
 - A. Architecture & Construction
 - B. Roads
 - C. Lake & Dam
- IV. Old Business
 - A. Covenant Change
 - B. Gates
- V. New Business
 - A. New Council Members
- VI. Adjourn

Attendance

Council Members – Elaine Hayes, John Tate, Gary Bramlett, Laura Mitchell, Bob Goemaat, Kay Martin, Joe Sullivan, Heather Perkins

Others – See Sign-In sheet for signatures

Minutes of June 13, 2015, Annual Meeting

- I. Welcome and Quorum Determined
 - Elaine Hayes called the meeting to order at 9:28 am and welcomed all homeowners in attendance. A quorum was determined. Council members were introduced.

II. Financials –

Treasurer Laura Mitchell reported our account balance is \$88,406.56 as of May 31, 2015. Several attendees asked if a copy of the financial report could be made available. Laura advised she will have the financial report posted on the web site each month. Laura reported the balance for delinquent unpaid HOA and road assessment dues is \$36,000. Stacey Burris advised that last year, 2014, we have \$3400 outstanding for dues and \$5800 outstanding for the road assessment. The balance of the \$36,000 delinquent amount is from years prior to 2014. In reply to a question from an attendee, Laura stated from July, 2014, thru May of 2015, \$69,725.00 was spent on road repair.

III. Reports

A. Roads – Joe Sullivan reported he and Howard Paving had driven over all of the roads in Northwood Lake Estates and he asked Howard's to prepare an estimate for repair on what they consider to be priority road repair. Joe passed out copies of the estimate to attendees. Joe explained the proposed covenant change, adding a fee of \$180 per year per property owner, would provide \$62,640 per year for road repair. Scott Cragg made a motion that a vote be taken on the proposed Covenant change. Tracy Rogers seconded the motion. There were no objections. A written vote was taken, there were 70 yes votes for the proposed Covenant change, 33 no votes. The Covenant change was passed.

B. Architecture & Construction – Bob Goemaat reported there are currently two new homes being built in the neighborhood and there are not very many lots left on which to build. He is resigning his Council position and asked that someone volunteer to serve in his position as Architecture & Construction chair person.

C. Lake & Dam – John Tate thanked everyone who showed up to help on clean-up day, advising the dock area looks very good. He stated we need volunteers for Security Patrol and asked that anyone who was interested in volunteering to contact him. John said we have had problems with four wheelers, motorcycles and vehicles speeding in the dam area. The Council is looking into the cost of installing speed humps on the dam.

IV. Old Business

A. Covenant Change – The Covenant change was passed with 70 yes votes, 33 no votes.

B. Gates – As chairman of the task force appointed to review what could be done regarding protecting our roads when a new housing development is built, Titian Burris went over the task force's proposal for installing gates across roads in the neighborhood. The proposal has two phases, the first of which is to be voted on today. If the gate proposal is approved, money in the HOA account is sufficient to pay for the installation of the gates. Steve Taylor made a motion that a vote be taken on phase one of the gate proposal. The motion was seconded by Stacey Burris. There were no objections. A vote was taken, phase one of the gate proposal was approved by a vote of 118.5 yes votes, with 108.5 no votes.

V. New Business

A. New Council Members - Elaine Hayes advised there were four Council positions open and asked for volunteers. Stacey Burris, Robb Winfield, Kyle Taylor and Dan Garwood volunteered to fill the positions.

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The Council met in executive session. After the executive session, Elaine Hayes announced she will remain Council Chairman, John Tate is Vice Chairman, Kay Martin is Secretary, Robb Winfield is Treasurer, Kyle Taylor will be Architecture & Construction Chairman, Joe Sullivan is Road Chairman, John Tate is Lake & Dam Chairman. Gary Bramlett, Stacey Burris and Dan Garwood are general Council members.

VI. Adjourn

Laura Mitchell made a motion to adjourn the meeting. The motion was seconded by John Tate. The meeting was adjourned at 12:14 pm.