

**Northwood Lake Estates Homeowners Association
ANNUAL MEETING June 8, 2021
George Fina Municipal Building,
314 Edmond Road, Piedmont, OK 73078**

MEETING MINUTES

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)

Reading of the consent docket was waived. Trisha made a motion to approve the consent docket. Titian seconded. The motion was approved.

III. Reports

A. Architecture and Construction

1. 15113 Westlake Drive – submitted for an outbuilding. The submitted colors are close to the current house color. Dimensions are 30x50x14 (homeowner owns two lots). All specs are within guidelines. The application was approved.
2. 12801 Magnolia – submitted for a new section of fence, replacing chain link with wood (6 feet). It will match the other section of his fence. All within guidelines. The request was approved.
3. 13357 Stephens Rd – submitted for clarification regarding a kids' playhouse. This homeowner currently has an outbuilding on the property so the question is if this qualifies as an outbuilding per the covenants. The plan has no foundation, it is a temporary structure. The council determined this does not count as an outbuilding, but the approval form was completed just to document the approval.

B. Treasurer

1. \$102,744.73 checking
2. \$141,206.88 road reserve
3. \$18,416.19 savings
4. \$125.50 petty cash

C. Roads

1. Chris is continuing with patching.

D. Lake and Dam

1. The report was held until the annual meeting.

IV. Old Business

A. Security

1. Titian made a motion for 32 hours of security per month through the August meeting. Chris seconded the motion. It was approved.

B. Cameras – External battery for dock area

1. The boat dock camera shuts down if it's cloudy outside. Kyle made a motion to get an external pack for up to \$75. Trisha seconded the motion. It was approved.

C. Spillway Repairs/Inspection

1. Tabled until annual meeting

D. Dam Repairs/Inspection

1. Tabled until annual meeting

- E. Spillway/Road Acquisition
 - 1. Josh has a meeting scheduled. We have everything we need to move forward with the application for variance.
- F. Tree Trimming
 - 1. No report.
- G. Violation Letter(s)
 - 1. Daycare – We have a response back from the attorney on how to proceed. Discussion is held for executive session.
- H. ATVs
 - 1. No current complaints. Activity is picking up. Security has been increased to help manage this issue.
- I. Gate(s) – We will close the gate at night from 12:01 – 9 AM on weekends, 12:01 to 7AM on weekdays. The balance of the day it is open until school starts.
- J. Signage – Dock/Entrances/Street/ATVs
 - 1. No issues currently.
 - 2. One of the signs on Alma is green and not white. It should be white to indicate private roads. Josh will verify.
- K. Flooding at Lakeshore and Cyndelyn
 - 1. No discussion. This remains on the agenda until the issue is resolved.
- L. Storage Unit/Document Scanning
 - 1. The storage unit is cleaned out and the agreement is cancelled.
 - 2. Document scanning is underway.
- M. Special Projects – no special projects

V. New Business

- A. Email Votes
 - 1. Dam Bottom/Entrances Mowing -the council approved \$150 every other week for the bottom of the dam, mowing the entrances and tree trimming as needed – contractor is Hunter Williams.
 - 2. Dam Face Mowing - the council approved \$850 for the first mow, second and third to be scheduled as needed.
 - 3. Spillway Repairs – the council approved \$530 to repair the spillway barrier and re-paint the speed bumps and poles.
- B. Spillway Overhead Barriers
 - 1. Tabled until the annual meeting.

VI. Executive Session

No executive session.

VII. Adjourn

Johnnie made a motion to adjourn. Josh seconded the motion. The meeting adjourned at 7:29 PM.