

**Northwood Lake Estates Homeowners Association**  
**October 8, 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. Treasurer
  - C. Roads
  - D. Lake and Dam
- IV. Old Business
  - A. Security
  - B. Cameras
  - C. Consolidated Covenants
  - D. Spillway Repairs
  - E. Dam Inspection/Mowing
  - F. Dam repairs
    - 1. Riprap
    - 2. Overflow pipe
    - 3. Seepage Area
- V. New Business
  - A. Email Votes
  - B. Key Fob Warranty
  - C. Lake Management
  - D. Speed Humps on Oak Hill
- VI. Executive Session
  - Not published
- VII. Adjourn

# MEETING MINUTES

## I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:09 pm. A quorum was determined.

## II. Consent Docket (Minutes and Financials)

Reading of the minutes was waived. There were no additions or corrections noted. Titian Burris made a motion to accept the consent docket and was seconded by Johnnie Tate. There were no objections and the motion was approved.

## III. Reports

- A. Architecture and Construction
  - a. One request for an outbuilding. It is 20x22, 440 sf. No plumbing. All specs are within covenant requirements. The request was approved.
- B. Treasurer
  - a. We have roughly \$104,000 in the general fund, \$83,000 in roads and \$18,000 in savings. No changes from the last meeting.
- C. Roads
  - a. Chris is following up with Gorman to see what the status is on correcting our issues. No word back yet on timing.
- D. Lake and Dam
  - a. The dam has been mowed.
  - b. Johnnie will be contacting the engineer now that the dam has been mowed so inspection can commence. The engineer indicated that the overflow pipe cannot be inspected as long as water is running through it.
  - c. It was discussed that we need to get the engineer's opinion on whether the pipe is required or if we can fill it in to stop the leak and erosion.

## IV. Old Business

- A. Security
  - a. Titian Burris made a motion to approve up to 32 hours of security with emphasis on weekend evenings with a request for some patrolling. The motion was approved.
- B. Cameras
  - a. The cameras have been ordered and will be installed in a few weeks.
- C. Consolidated Covenants
  - a. Consolidated covenants still need to be completed. This is in Trisha's court.
- D. Spillway Repairs
  - a. Spillway repairs cannot be completed until water stops flowing. We need to follow up with Chris on his plan for the crack down the center.
- E. Dam Inspection/Mowing
  - a. Mowing is complete. The engineer has been contacted to schedule inspection.
- F. Dam repairs
  - a. The full extent of repair needed will be known after inspection.
- G. Riprap
  - a. Chris is still working on getting the rebar cut back.
- H. Overflow pipe

- a. Titian talked to a guy who specializes in this. He is \$275 an hour to run a camera through the pipe. He told Titian he can't guarantee he can get a good view depending on the condition and positioning of the pipe. It also has to be completely dry in order to inspect.
- I. Seepage Area
  - a. We will determine next steps on the seepage area after inspection.

## **V. New Business**

- A. Email Votes
  - o No email votes this month.
- B. Key Fob Warranty
  - o Someone has a key fob that has stopped working. We need to make sure the battery has been changed.
  - o We will give them a new key fob, get the old one back and then determine the best process for handling returns.
- C. Lake Management
  - o Cat tail growth is extensive in certain areas of the creek. This is something the HOA is aware of and will continue to monitor. A dry spell will likely kill it off down the road, but we'll watch it.
- D. Speed Humps on Oak Hill
  - o Chris was going to check into pricing on this. This is tabled until next month until Chris and Trisha are in attendance.
- E. Landscaping
  - o The HOA is considering looking at a bigger picture landscaping bid that will handle everything. This would include the dam, surrounding areas, tree trimming, etc. This would provide more consistent management.
  - o The board needs to develop a spec package that clearly identifies what needs to be managed for bidding the project. Stacey may have an example of what we need to develop. We need to have this done by February so we can secure a contractor by Spring.

Titian made a motion to move into executive session at 7:55pm. The motion was approved.

## **VI. Executive Session**

Not Published

## **VII. Adjourn**

Johnnie made a motion to adjourn. Stacey seconded the motion. The meeting concluded at 9:03 pm.