

# Northwood Lake Estates Homeowners Association

June 11, 2024

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. Road Repairs
    1. Leslie Drive and Azalea – Tinhorn Washout
    2. Oak Hill
    3. Cold Patch/Gravel – Gravel Request
  - D. Spillway Repairs/Inspection
  - E. Dam Repairs/Inspection
  - F. Tree Trimming
  - G. Violation Letter(s)
  - H. Gate
  - I. Signage – Dock/Entrances/Street
  - J. Document Scanning
  - K. Dock Revitalization – Fence Extension
  - L. Insurance
- V. New Business
  - A. Email Votes
  - B. Monthly Expenses Approval
  - C. Violation Letters
  - D. Gate Fobs
- VI. Executive Session
- VII. Adjourn

Board Present: Susan Kimery, Stacey Burris, Elaine Hayes, Kyle Taylor, John Tate, Blake Smith

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## MINUTES

### I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:06 PM. A quorum was determined.

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

Reading of the consent docket was waived. Susan made a motion to approve the consent docket. John seconded. All in favor, none opposed. The motion was approved.

### III. Reports

#### A. Architecture and Construction

#### B. Treasurer

1. Checking Account \$94,472.23
2. Road Reserve \$126,915.05
3. Savings Account \$ 28,642.32
4. Petty Cash \$453.50
5. Total \$250,483.10

#### C. Roads -

D. Lake and Dam – still getting quotes – lowest quote has been around \$42,000 – will pursue the lowest quote that was a composite decking to get a timeline. Not having luck with getting a quote for the boat ramp.

### IV. Old Business

A. Security – Need to approve 40 hours Chris worked. Elaine motions to approve prior 40 hours, Stacey seconded. All in favor, none opposed. Motion approved. For this month, Elaine motions to approve 40 hours, Susan seconded. All in favor, none opposed. Motion approved.

B. Cameras – Camera wasn't charging but Kyle fixed.

#### C. Road Repairs

- a. Leslie Drive and Azalea – Tinhorn Washout
- b. Oak Hill
- c. Cold Patch/Gravel – Gravel Request

D. Spillway Repairs/Inspection – Kyle will follow up with the driveway repair company. He hasn't heard from them.

E. Dam Repairs/Inspection - None

F. Tree Trimming - None

G. Violation Letter(s) - None

H. Gate – Not sure why the gate is sticking open – Kyle has reset it but it is still sticking. Will set to summer hours for 11:00 PM to 5:00 AM, 7 days a week.

I. Signage – Dock/Entrances/Street – Stop sign at Cemetary is gone. John will replace.

J. Document Scanning - None

K. Dock Revitalization – Fence Extension - Above

L. Insurance – Still can't find someone to insure the lake. Idea brought up by resident, Les Sheltman - Look into having those wanting to boat sign a liability waiver and carry their own watercraft insurance.

## V. New Business

A. Email Votes - None

B. Monthly Expenses Approval

1. OG&E \$123.77
2. OG&E \$32.29
3. Door King \$30.95
4. Verizon \$90.16
5. Chris Sonaggera \$1,400.00
6. HOA Services \$877.20
7. City of Piedmont \$30.00 (no invoice attached, monthly rental)
8. Winton Law \$150.00
9. HOA Services \$369.00
10. Wesco Insurance \$12,864.61 (includes \$10 online pmt fee)
11. Pondscape \$725.00
12. Pondscape \$407.50
13. Pondscape \$475.00
14. Pondscape \$1234.25
15. Pondscape \$962.50
16. Susan motions to approve last month's expenses, John seconded. All in favor, none opposed. Motion approved.
17. Elaine motions to approve this month's expenses, Blake seconded. All in favor, none opposed. Motion approved.

E. Violation Letters

F. Gate Fobs – John motions to approve up to \$3500 to buy 100 key fobs, Blake seconds. All in favor, none opposed. Motion approved.

## VI. Executive Session - None

VII. Adjourn - Stacey made a motion to adjourn. John seconded the motion. The meeting adjourned at 7:45 PM.