

Northwood Lake Estates Homeowners Association
February 11, 2020
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
 - F. Dam repairs
 - 1. Riprap
 - 2. Overflow Pipe
 - 3. Seepage Area

- V. New Business
 - A. Email Votes
 - B. Roadway Purchase – Lakeview Drive, Canyon Road and Spillway (9.09 acres)
 - C. Landscaping Bids

- VI. Executive Session
 - A. N/A

- VII. Adjourn

Attendees: Kyle Taylor, Elaine Hayes, Johnnie Tate, Jeff Johnson, Titian Burris, Josh Layman, Trisha Parker, Chris Hendrickson

MEETING MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:07 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 Chris Hendrickson. There were no objections and the motion was approved.

III. Reports

A. Architecture and Construction

- a. No new applications.
- b. We sent a letter to Amy Mayberry for a covenant violation. They didn't get approval on building of an outbuilding, but it looks like they just poured a slab for a basketball goal. This is still a covenant violation.

B. Treasurer

- a. Jeff reported \$209,447 total dollars. Checking is \$66,943 and savings is \$18,393. The roads budget is \$124,110.
- b. Kyle thinks the numbers are off and that \$20,000 should move from roads to general funds. Jeff is going to check with Stacey.
- c. Titian suggested we should be setting aside a set percentage of funds into the savings account as a rainy-day fund. We'll discuss this further at the time we discuss budgets.

C. Roads

- a. Chris estimated \$130-150,000 road and spillway material and labor values for the road and the low-water crossing compared to our \$45,000 total planned investment for the road and common area.
- b. We received a few complaint letters about problem areas in the neighborhood. Jamaica Court and Oakhill sections are in the process of being addressed.
- c. Stephens road has been repaired as the test area previously discussed. Chris put 10 inches of base down and will wait for the base to get packed down. Eventually he will place asphalt and we'll monitor to see how it performs.
- d. Chris got square yard prices for asphalt placement of \$12 per square yard. On average, roads are 18 feet wide. Some areas just need an overlay, some places need a new base and overlay. We're looking at \$1.3 million as a rough estimate to apply asphalt (3-inch overlay) over the entire neighborhood (not including base reconstruction).
- e. Chris thinks we should work up a 15-year plan utilizing the roads budget to its full potential towards actual correction versus patching. He proposes we focus on highest traveled roads first.
- f. Kyle asked for a budget reflecting usage of chip and seal, which will be more cost-efficient or maybe a hybrid approach where we use asphalt on the most heavily traveled roads and chip and seal on lesser traveled roads just to compare costs and consider the option.
- g. We discussed that we would continue with a couple more test areas and then propose an increase in road assessment to \$300 per homeowner so we could reach \$100,000 in roads budget per year. (345 homeowners)

- h. We'll table this until August to give Chris more time for research and discussion. In the meantime, he will continue with a few more test areas and regular maintenance.

D. Lake and Dam

- a. We have the written inspection report from 2018 finally. He pointed out the damp area and erosion as well as waterfall and erosion downstream from the spillway. The area behind the pipe on the overflow pipe is eroding. We need to lay rock there as well as the washout area. All of the items were reported verbally and discussed by the council.
- b. Johnnie talked to the inspector about the bentonite idea. He is leery of that – he says sometimes it works and then sometimes it washes out and will leave a void which could turn into a bigger problem.
- c. He is going to wrap up the 2019 report showing that most of the issues listed in the 2018 report have been dealt with.
- d. Josh suggested taking a different approach for fixing the overflow area by sleeving the drain with a new pipe, sealing it and running it further away from the dam so we don't have so much erosion issue right at the back of the dam.
- e. Kyle is going to check with Basin to see what it might cost to do the sleeving.
- f. Johnny asked about needing no parking signs on the dam due to a recent issue with a visitor to the neighborhood. We agreed we would hold off for now as it is not a chronic issue.

IV. Old Business

A. Security

- a. Josh made a motion for 24 hours of security for this month. Johnnie seconded the motion and it was approved.
- b. Elaine made a motion for \$157.50 for boat decals. Josh seconded it. The motion was approved.
- c. Titian made a motion to increase the cost of boat decals to \$15. Josh seconded the motion. The motion was not approved and did not pass.

B. Cameras

- a. Kyle is working on moving the cameras to tweak how the photos are captured.

C. Consolidated Covenants

- a. Consolidated covenants have been submitted and are still under review.

D. Spillway Repairs

- a. Chris reviewed the cost of doing a concrete spillway and it will be \$25,000 or more. We need to keep looking at other options.

E. Dam Inspection

- a. Reported under lake and dam section.

F. Dam Repairs

- a. Discussed under lake and dam section.

G. Riprap

- a. No new discussion. This needs to be addressed in the coming months.

H. Overflow Pipe

- a. Discussed under lake and dam section.

I. Seepage Area

- a. Discussed under lake and dam section.

V. New Business

- A. Email Votes – no email votes
- B. Roadway Purchase – Lakeview Drive, Canyon Road and Spillway (9.09 acres)
 - a. We are set to close on the purchase of the roadway on 2/14. This date may shift if all paperwork is not received this week.
 - b. Elaine Hayes commented again on what a long-standing issue this has been for the HOA. She mentioned that Jim Probst brought up this problem 15 years ago (or more) and did a lot of work to resolve it to no avail.
 - c. Kyle made a motion for \$104.00 to cover the cost of forming NWLE Land Acquisition LLC to facilitate the purchase of the for the roadway purchase of Lakeview Drive, Canyon Road and Spillway (9.09 acres) and surrounding land. Josh Layman seconded the motion and it was approved.
- C. Landscaping Bids
 - a. This is tabled until next month.
- D. Homeowner Complaint
 - a. The council received and reviewed an anonymous letter regarding concerns about a marijuana business in the neighborhood, placement of an outbuilding and private security at a residence. No specific address was provided in the letter, therefore our hands are tied as a council. We do care about all concerns however we must have a specific address in order to properly investigate and resolve any concerns.

VI. Executive Session

No executive session

VII. Adjourn

Johnny Tate made a motion to adjourn. Josh seconded the motion. The meeting concluded at 8:45 PM.