

Northwood Lake Estates Homeowners Association
November 8, 2022
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
 - D. Spillway Repairs/Inspection
 - E. Dam Repairs/Inspection
 - F. Tree Trimming
 - G. Violation Letter(s)
 - H. Gate(s) - Repairs
 - I. Signage – Dock/Entrances/Street
 - J. Flooding at Lakeshore and Cyndelyn
 - K. Document Scanning
 - L. Special Projects
- V. New Business
 - A. Email Votes
 - 1. Violation Letter
 - B. Monthly Expenses Approval
 - C. Gate Open Timing
- VI. Executive Session
- VII. Adjourn

Board: Susan Kimery, Ryan Burch, Kyle Taylor, Stacey Burris, Elaine Hayes

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MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:10 PM. A quorum was determined.

II. Consent Docket (Minutes and Financials)

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

III. Reports

A. Architecture and Construction

1. 13001 Oak Hill Dr – Cacey & Ryan Belcher - 30X40 shop with a 10' porch – 12' walls – with the porch, the pad will be over the allowed size - will need to adjust total pad size to 1500 sq ft or less – steel frame, metal siding, light stone & burnished slate – set back is 25' – there will be erosion control on the west side of the lot – All approve, none opposed as long as pad size is corrected. Outbuilding approved subject to total pad square footage equal to or less than 1,500 sq ft.

B. Treasurer

1. Checking \$134,130.26
2. Road Reserve \$173,443.69
3. Savings \$28,440.77
4. Petty Cash \$ 215.50
5. Total Cash \$336,230.22

C. Roads – Waiting on the paving company to start work in the next 2 weeks

D. Lake and Dam – SRB Engineering will do an inspection this month to cover last year so we are in compliance. They will also do this year's report at the same time.

IV. Old Business

A. Security – did not work 2 shifts (8 hours) due to rain so he will make those up this month – we did not pay him for those hours - 40 hours for this month – Susan motions to approve 40 hours, Stacey seconded. Motion approved.

B. Cameras - None

C. Road Repairs - None

D. Spillway Repairs/Inspection - None

E. Dam Repairs/Inspection - None

F. Tree Trimming - None

G. Violation Letter(s)

1. Charlie Morgan has not responded to the letter that was sent.

- H. Gate(s) – Repairs - Below
- I. Signage – Dock/Entrances/Street - None
- J. Flooding at Lakeshore and Cyndelyn - None
- K. Document Scanning - None
- L. Special Projects - None

V. New Business

A. Email Votes

1. Violation Letter – Marley’s – camper in the driveway in the front of the house – there is someone living in the camper off and on – Motion approved via email to send violation letter to cease inhabitation of camper on their property. - Stacey will send a violation letter

B. Monthly Expenses Approval

- | | |
|---|-----------|
| 1. Chris Sonaggera | \$1120.00 |
| 2. HOA Services (collections) | \$104.91 |
| 3. HOA Services (collections) | \$125.00 |
| 4. HOA Services | \$617.00 |
| 5. OG&E | \$32.28 |
| 6. OG&E | \$109.04 |
| 7. DKS Cellular | \$32.95 |
| 8. City of Piedmont | \$30.00 |
| 9. Elaine motions to approve all expenses, Stacey seconded. All approve, none opposed. The motion was approved. | |

C. Gate Open Timing

1. Once the schedule is fixed, it needs to go back to being closed during school rush hours and overnight hours every day. Until then, the gate should stay closed all the time and be on full open.

VI. Executive Session – Not needed

VII. Adjourn - Stacey made a motion to adjourn. Elaine seconded the motion. The meeting adjourned at 8:28 PM.