

# Northwood Lake Estates Homeowners Association

June 14, 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)
  - I. Signage – Dock/Entrances/Street
  - J. Flooding at Lakeshore and Cyndelyn
  - K. Document Scanning
  - L. Special Projects
- V. New Business
  - A. Email Votes
  - B. Monthly Expenses Approval – January 11<sup>th</sup> email
- VI. Executive Session
  - A. NW Expressway Property
- VII. Adjourn

Board: Tim Graham, Kyle Taylor, John Tate, Elaine Hayes, Susan Kimery, Jason Thomas, Stacey Burris, Josh Layman

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## MINUTES

### I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:02 PM. A quorum was determined.

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

Reading of the consent docket was waived. Tim 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

1. John & Nanda Laughlin – 13525 Lakeshore Drive - 6 ft privacy fence – All approve, none opposed – Approved
2. Bonnie Miller – 13565 Deer Creek Drive – Sink & toilet in outbuilding – 6 yes, 1 no - Approved
3. Les Sheltman – 13401 Lacresta Drive – Add on to shop – Add on will be enclosed – All approve, none opposed – Approved
4. Jamie Escobar – 13624 Lacresta Drive – Erosion/Sediment control – All approve, none opposed – Approved pending proper installation & to add further south
5. Stuart & Michell Komarek – 15300 Lakeshore Dr - Previously approved – City did not like location so this approval is for the location move, which is still within guidelines – All Approve, none opposed – Approved
6. James Johnson – 13555 Deer Creek Drive – Erosion control only for pool installation – will be using dirt from the pool to backfill and build a retaining wall – All approved, none opposed – Approved
7. Kory Swinehart – Outbuilding 30'X50' – Colors to match burgundy and white to match the home – flat ground, no fill needed – All approve, none opposed - Approved

#### B. Treasurer

1. Checking \$99,937.64
2. Road Reserve \$172,034.76
3. Savings \$28,340.22
4. Petty Cash \$133.00
5. Total Cash \$300,402.62

C. Roads – Did some patching Memorial Day weekend – It's becoming difficult to find someone to come out and fix the roads – Howard's Paving is closing – Trying to get on a 60-90 day cycle of fixing potholes – Will prioritize large fixes – there is a lot of erosion on the edges of the roads where the mail/trash service

D. Lake and Dam – Seeing significant potholes on dam – there is a lot of traffic coming from Northwood Village – Tim is proposing to put in a new gate on the south side to block off the dam – still need the dam report – is interviewing other engineering firms – we are now 6 months out of compliance

1. Lake gate was hit by lightning – Josh has talked to someone about fixing it and they said it would be \$1,800 to \$2,000 to fix the circuit board – Josh motions to approve up to \$2,000 to fix the circuit board hit by lightning – Elaine seconded – All approve, none opposed - Approved
2. Stacey presented Chris Hendrickson’s complaint about construction debris is blowing into the lake because Livingston (developer) is not containing the trash with a silt fence – Kyle will call Livingston to address

#### IV. Old Business

- A. Security – 32 hours – Josh motions to approve 32 hours for security, Tim seconds – All approve, none opposed - Approved
- B. Cameras - None
- C. Road Repairs – Discussed above
- D. Spillway Repairs/Inspection – waiting on report
- E. Dam Repairs/Inspection –
- F. Tree Trimming - \$1,800 quote – approved pending correct insurance – Tim motions to approve, Josh seconds – All approve, none opposed – Approved pending proof of insurance
- G. Violation Letter(s)
  1. Charlie Morgan - 13033 Oak Hill – Still living in an RV and there is no visible progress on the house –Tim suggests we issue a violation letter – letter should state it is taking too long for construction and living in an RV has exceeded 1 year grace period – Stacey will send a letter
- C. Gate(s) - None
- D. Signage – Susan still working on lake signs – received a proof today and send corrections
- E. Flooding at Lakeshore and Cyndelyn - None
- F. Document Scanning - None
- G. Special Projects – None

#### V. New Business

- A. Email Votes – None
- B. Complaints – complaint sent via email about lake safety – Kids under 16 were at the lake unattended on watercraft – they were driving unsafely and leaving kids out in the middle of the lake where they could have been injured or hit by another watercraft - Tim says we send out OHP rules and sending them out – Jason suggests we offer a boating safety course – Josh suggests we have people report boat # off the NWLE decal – Tim will send OHP info & Jason will send boater safety course info to Stacey & she will post on Facebook
- C. Monthly Expenses Approval
  1. HOA Services \$ 576.37
  2. DKS Cellular \$ 30.95
  3. OG&E \$ 28.01
  4. OG&E \$ 106.97
  5. Chris Sonaggera \$1260.00
  6. Civic Center \$ 30.00
  7. HOA Services \$ 174.36 Collections (pd by homeowner)
  8. HOA Services \$ 35.00 Collections (pd by homeowner)

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| 9. HOA Services  | \$ 710.23 |
| 10. Pondscape  | \$1384.50 |
| 11. Pondscape  | \$ 630.00 |
| 12. Pondscape  | \$ 962.50 |
| 13. Pondscape  | \$ 380.00 |
| 14. Pondscape  | \$ 318.75 |
| 15. Pondscape  | \$ 630.00 |
| 16. Pondscape  | \$ 480.00 |
| 17. Susan motions to approve all expenses, John seconds – All approve, none opposed – Approved |           |

VI. Executive Session – Not needed

VII. Adjourn - Josh made a motion to adjourn. Stacey seconded the motion. The meeting adjourned at 7:51 PM.