

Northwood Lake Estates Homeowners Association
May 11, 2021
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. Spillway Repairs/Inspection
 - D. Dam Repairs/Inspection
 - E. Spillway/Road Acquisition
 - F. Tree Trimming – Oakhill
 - G. Violation Letter(s)
 - 1. Daycare
 - H. ATVs
 - I. Gate(s) –
 - J. Signage – Dock/Entrances/Street/ATVs
 - K. Flooding at Lakeshore and Cyndelyn
 - L. Storage Unit/Document Scanning
 - M. Special Projects
- V. New Business
 - A. Email Votes
 - 1. Dam Repair
 - 2. Sign Repairs
 - B. Annual Meeting
- VI. Executive Session
- VII. Adjourn

Attendees: Kyle Taylor, Stacey Burris, Josh Layman, Elaine Hayes

MEETING MINUTES

I. Welcome and Quorum Determined

The meeting was called to order at 7:05 PM. There was not a quorum. The architecture and construction votes required were completed with the fifth signature secured after the meeting and submitted to Josh so the homeowners could proceed.

II. Consent Docket (Minutes and Financials)

III. Reports

- A. Architecture and Construction
 - a. 13109 Oak Hill – outbuilding submission. Everything is within guidelines. Size is 24x30 with 12-foot side wall. Notes on erosion control made. The submission was approved.
 - b. 13317 LaCresta – portable shed, 10x12, all within guidelines.
 - c. The council discussed a submission regarding a playhouse. This would be in addition to an outbuilding. The council discussed that a playhouse does not qualify as a true outbuilding.
- B. Treasurer
 - a. Checking 105,633.30
 - b. Savings 18,416.19
 - c. Roads \$154,421.72
 - d. Petty Cash \$93
- C. Roads
 - a. Collections for the road assessment is in very good shape so far. We have collected 99% of 2019 dues, 98% of 2020 and 93% of 2021.
 - b. We have spent \$43,000 on road repair this fiscal year.
 - c. We have \$140,721.88 currently available for road repairs.
- D. Lake and Dam
 - a. We continue to work on the east side of the dam to correct seepage and erosion issues at the overflow outlet pipe. We hired an independent engineering firm to provide the solution. We have finalized the plan for correction and it has been approved by the OWRB. The construction was submitted for bid and a contractor has been selected. This project should start once we get a patch of dry weather.
 - b. The board is also working on rehabilitation of the spillway surface, drainage grates and erosion issues. We have hired an independent civil engineer to design a corrective action plan. We are hoping to put the design out for bid in the next few weeks.

IV. Old Business

- A. Security
 - a. 24 hours is needed. We will vote for this via email.
- B. Cameras
 - a. The gate camera is back up and running. The boat dock camera went down because of the clouds, but it's charging and should be back up soon.
- C. Spillway Repairs/Inspection
 - a. See above
- D. Dam Repairs/Inspection
 - a. See above
- E. Spillway/Road Acquisition

- a. We will be formally submitting an application for a variance to the subdivision regulations so that we can accomplish the final goal of assigning those lots within the HOA.
- F. Tree Trimming – Oakhill
 - a. This is done.
- G. Violation Letter(s)
 - a. Daycare – Two violation letters were submitted to a homeowner after multiple complaints about a home daycare business. The homeowner was supposed to appear at the meeting to discuss, but she is not in attendance. She is running a DHS certified daycare out of her home. The complaints include proof of marketing this business. The HOA will consult with our attorney to determine next steps and prepare to send another letter that specifically states she is in violation and issuing a cease and desist. The council also discussed that notice that any key fobs assigned to the household will be deactivated as well.
- H. ATVs
 - a. We have a small amount activity, but no formal complaints at the moment.
- I. Gate(s) – no discussion
- J. Signage – Dock/Entrances/Street/ATVs
 - a. Titian and Johnnie are working with Hunter Williams to come to an agreement on maintenance projects.
- K. Flooding at Lakeshore and Cyndelyn
 - a. No discussion.
- L. Storage Unit/Document Scanning
 - a. Stacey is going to try to get this cleaned before the unit renews in June.
 - b. Currently the HOA is paying \$480 annually for the unit.
- M. Special Projects – no discussion

V. New Business

- A. Email Votes
 - a. Dam Repair
 - i. The board approved the only bid submitted for the dam repair after multiple contractors were solicited. The bid was awarded to Redlands Contracting. \$10,732 was approved.
 - b. Sign Repairs
 - i. The board approved up to \$1,000 in sign repairs.
- B. Annual Meeting
 - a. Date is set for June 8 at 7:45. Stacey will proceed with the newsletter and notices will be posted.

VI. Executive Session

No executive session.

VII. Adjourn

The meeting adjourned at 7:42 PM.