

**Northwood Lake Estates Homeowners Association**  
**December 12, 2023**  
**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
  - 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 Gate Repair
- V. New Business
  - A. Email Votes
  - B. Monthly Expenses Approval
  - C. Violation Letters
- VI. Executive Session
- VII. Adjourn

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

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**MINUTES**

I. Welcome and Quorum Determined

John called the meeting to order at 7:13 PM. A quorum was determined.

II. Consent Docket (Minutes and Financials)

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

III. Reports

A. Architecture and Construction

1. 15525 Dune Drive – Dustin Demory – 16x32 Outbuilding – similar color to house – no plumbing – erosion control plan not needed because of minimal dirt work – All approve, none opposed. Approved.

B. Treasurer

1. Checking Account \$132,376.47
2. Road Reserve \$68,857.32
3. Savings Account \$28,554.18
4. Petty Cash \$128.50
5. Total \$229,916.47

C. Roads – None

D. Lake and Dam – Check for inspection was returned in the mail. Stacey is researching to find out where to send it.

IV. Old Business

A. Security – Susan motions to approve 44 hours for security, John seconds. All approve, none opposed. Approved

B. Cameras – None

C. Road Repairs - None

1. Leslie Drive and Azalea – Tinhorn Washout
2. Oak Hill
3. Cold Patch/Gravel

D. Spillway Repairs/Inspection – will have report in January

E. Dam Repairs/Inspection - above

F. Tree Trimming - None

G. Violation Letter(s) - None

H. Gate – The fobs we purchased are the wrong fobs. Michael confirmed they are the wrong part number. He picked up the wrong fobs and we are waiting to get the correct

fobs from him. The gate is open currently because we are waiting on the correct fobs to give to new home owners.

- I. Signage – Dock/Entrances/Street - None
- J. Document Scanning - None
- K. Dock Gate Repair - Completed

V. New Business

A. Email Votes - None

B. Monthly Expenses Approval

- |                           |  |
|---------------------------|--|
| 1. OG&E                   | \$105.51   |
| 2. OG&E                   | \$32.29  |
| 3. Door King              | \$30.95  |
| 4. Verizon                | \$90.16  |
| 5. Chris Sonaggera        | \$1,540.00   |
| 6. HOA Services           | \$742.00   |
| 7. City of Piedmont       | \$30.00 (no invoice attached, monthly rental)  |
| 8. Winton Law             | \$437.50   |
| 9. Pondscape              | \$1,671.75   |
| 10. Canadian Co Treasurer | \$8.00   |
| 11. Canadian Co Treasurer | \$6.00   |
| 12.                       | Blake motioned to approve all expenses, John seconded. All approved, none opposed. Approved. |

C. Violation Letters - None

VI. Executive Session - None

VII. Adjourn - John made a motion to adjourn. Susan seconded the motion. The meeting adjourned at 7:39 PM.