

Northwood Lake Estates Homeowners Association

August 13, 2019

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. Water Contract
 - D. Consolidated Covenants
 - E. Spillway Repairs
 - F. Dam Inspection/Mowing
 - G. Dam repairs
 - 1. Riprap
 - 2. Overflow pipe
 - 3. Seepage Area
- V. New Business
 - A. Email Votes
 - 1. Sign Hardware
 - B. Website Updates
 - C. Gate Maintenance
- VI. Executive Session
 - Not Published
- VII. Adjourn

Council Attendees: Kyle Taylor, Elaine Hayes, Jeff Johnson, Chris Hendrickson, Stacey Burris

Meeting Minutes

August 13, 2019

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:03 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. Elaine Hayes made a motion to accept the consent docket and was seconded by Josh Layman. There were no objections and the motion was approved.

III. Reports

A. Architecture and Construction

- a. A fence for Michael and Maria Britton. Replacement from old wood to chain link fence. The request is approved.
- b. Paul Hood is moving a 10x16 building from a neighbor to his property. All proper setbacks. Resident confirmed it is similar in color to his house. The request is approved.
- c. Bonnie Miller got a shop approved in 2016 with plumbing. Originally the council approved a toilet. She did not build within a year, so it has to come back for approval. This time, the toilet was not approved therefore she is removing plumbing from the plan. All setbacks are good. Color is to be similar to the house. The revised request is approved.
- d. An outbuilding request at 1485 total sf. All setbacks are good. Plumbing will be a sink only. Color is similar to house. Request is approved.
- e. New construction at 15540 Valley Dr. All specs are per covenant requirements. The request is approved.
- f. There was discussion with an attending resident regarding a new driveway. Kyle asked that they submit a construction request and be sure that they adhere to the tinhorn requirement.

B. Treasurer

- a. We will begin providing a brief financial report each month, beginning next month.

C. Roads

- a. We used all the cold patch purchased.
- b. Gorman will be out soon to correct the problem areas from the last road work done. Chapel and Oakhill will be address. They will also bring asphalt out.
- c. There was discussion about the massive road issues on Cemetery north of the gate. That is not our road to maintain, but it's a definite issue for residents. Chris may measure to see how much material it would take to fix that. We believe Red Bluff will be required to fix the road once their drilling operations are complete. Josh will find out if that's city or county road.

D. Lake and Dam

- a. Sod installation looks great.
- b. The t-posts seemed to help prevent traffic on the back side of the dam.
- c. We do need to mow the dam before the inspector comes out. Johnnie's previous submission for budget approval for mowing at \$ was approved.

IV. Old Business

A. Security

- a. Josh made a motion to approve up to 40 hours per month for security with the caveat that he be present for every home football game. It was seconded by Jeff Johnson. The motion was approved.

B. Cameras

- a. Josh gathered information on smart cameras that will cost \$3,500-\$4,000 – 4 cameras, enough memory for 6 months of data all in the cloud. Can access it for \$3/month. Possible additional fees if more than 1G of data needs to be pulled. The cameras being considered are “smart cameras” that are programmed to seek out license plates which prevents firing for tree movement, animals, etc. The council agreed this is too expensive relative to the cost of the asset. We need to continue to seek out more cost-efficient options.
- b. There was discussion about how to install cameras with the Cross family’s approval due to privacy concerns. As we proceed with this process we need to discuss with them and ensure their privacy is protected.
- c. We are having issues with people letting kids into the lake area. Stacey wants cameras to be able to figure out who is doing that so we can disable their fobs.
- d. Kyle will bring camera info he gathered to the next meeting.

C. Water Contract

- a. RedBluff signed a contract with the farmer across from Williams for the water needs on the first operation. They will have additional needs in the future. A water contract is still a possibility but timing is TBD and pending further discussion with RedBluff.

D. Consolidated Covenants

- a. Trisha is working on this. It is not yet complete.

E. Spillway Repairs

- a. Chris would like a few council members to go to the spillway and review what needs to be done so we can plan for repair. We’ll need to replace concrete, etc. We’ll need to shut that road for a few days when repair is scheduled, estimated 2-3 days.

F. Dam Inspection/Mowing

- a. Kyle called the Army Corps of engineers for guidance on inspection. They indicated we do need to work with OWRB for our size of dam. They recommended we find an active or retired OWRB employee to assist us.

G. Dam repairs

- a. We won’t know the full scope of repairs needed until the inspection is done.

H. Riprap

- a. The dam needs to be mowed and the riprap needs to be placed with heavy equipment (excavator with a thumb) for it to work properly. Josh is working on an estimate. Riprap is roughly \$900 per 24ton, roughly \$40/ton delivered.

I. Overflow pipe

- a. We need the area to dry a bit and then we can revisit what needs to be done to correct/control the leak.

V. New Business

A. Sign Hardware

- a. Jeff Johnson made a motion to approve \$25 for sign hardware. Elaine seconded the motion. It was approved.

B. Website Updates

- a. Stacey will make the necessary updates to council members and positions.

C. Gate Maintenance

- a. We need to consider a gate maintenance contract. Stacey/Josh will investigate.

Josh Layman made a motion to move to executive session at 8:15. Elaine Hayes seconded, the motion was approved.

VI. Executive Session

Not Published

VII. Adjourn

Josh Layman made a motion to adjourn. Jeff Johnson seconded the motion. There were no objections and the motion was approved. The meeting concluded at 8:27 pm.