

Northwood Lake Estates Homeowners Association
February 14, 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
 - 1. Monthly Approval
 - 2. Lake/Spillway Area – Non-residents
 - B. Cameras
 - C. Road Repairs
 - 1. Gravel Request
 - 2. Leslie Drive and Azalea – Tinhorn Washout
 - D. Spillway Repairs/Inspection
 - E. Dam Repairs/Inspection
 - F. Tree Trimming
 - G. Violation Letter(s)
 - H. Gate – Repair/Insurance Claim
 - I. Signage – Dock/Entrances/Street
 - J. Document Scanning
- V. New Business
 - A. Email Votes
 - B. Monthly Expenses Approval
 - C. Covenant Change Request
 - D. Land on NW Expressway
 - E. Lot Split Block 35, Lot 5 (1978)
- VI. Executive Session
- VII. Adjourn

Board Present: Susan Kimery, Kyle Taylor, Jason Thomas, Josh Layman, Elaine Hays, John Tate, Stacey Burris, Ryan Burch

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MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:05 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. Josh seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction

1. Jim Wilkerson – 14800 Westlake Dr – asking for culvert requirement be waived when extending the concrete drive from the existing driveway to the street – All approve, none opposed – Approved
2. Tom & Sue Patchin – 14916 Bette Ln - Shop expansion and remodel – cream beige – no plumbing – All approve, none opposed - Approved
3. David & Anna Smith – 12801 High St - 4 foot tall - 16x22 foot metal animal pen – 4x4 hog wire fence with t-posts – Josh says you need to use fence posts instead of t-posts – All approve, none opposed - Approved

B. Treasurer

1. Checking \$117,311.13
2. Road Reserve \$54,338.69
3. Savings \$28,458.70
4. Petty Cash \$51.00
5. Total Cash \$200,159.52

C. Roads – Have some emails to fill potholes on the north side

1. Email for roads has been transferred to Stacey – nwleroads@gmail.com

D. Lake and Dam - none

IV. Old Business

A. Security

1. Monthly Approval – Susan motions to approve 32 hours for security, Josh seconds. All approve, none opposed – Motion approved
2. Lake/Spillway Area – Non-residents – need a reminder that common areas are for residents and accompanied guests only – Need to also post no trespassing signs around spillway – warnings will be given, the sheriff will take further action if needed

B. Cameras- need to research live cell cameras

C. Road Repairs

1. Gravel Request – Marquardt's requested in January of 2022 – gravel was delivered less than a year ago - request not approved
2. Leslie Drive and Azalea – Tinhorn Washout – needs to be packed with clay then add sod – will post on Facebook to see if anyone can repair – table until next month

3. Ryan motions to approve \$20,000 for road repairs, Elaine seconds. All approve, none opposed – Motion approved
- D. Spillway Repairs/Inspection
 1. 8 inch thick asphalt \$24,600
 2. Fill cracks & fix grates \$11,000
 3. A&B take out grates and add cattle guards as a drain system – grind out and fill cracks – repair on each end to make it a smooth transition to the road – need price – John will get cost
- E. Dam Repairs/Inspection – need to put sod down – Susan motions to approve up to \$5,000 for sod, John seconds. – All in favor, none opposed – Motion approved
- F. Tree Trimming - none
- G. Violation Letter(s) - none
- H. Gate – Repair/Insurance Claim – Kyle to follow up with insurance company
- I. Signage – Dock/Entrances/Street - none
- J. Document Scanning - none

V. New Business

- A. Email Votes - none
- B. Monthly Expenses Approval
 4. OG&E \$109.60
 5. OG&E \$32.28
 6. Door King \$30.95
 7. Chris Sonaggera \$1,120.00
 8. HOA Services \$558.73
 9. City of Piedmont \$30.00 (no invoice attached, monthly rental)
 10. OWRB \$75.00
 11. OWRB \$350.00 (per T.Graham, no invoice on file yet)

Elaine motions to approve all expenses, Ryan seconded. All approve, none opposed. The motion was approved

- C. Covenant Change Request – request to change covenants to allow 2 miniature goats per homeowner – will submit request to Winton to look over and review wording
- D. Land on NW Expressway – Winton’s opinion is it was always intended for commercial, not to be residential
- E. Lot Split Block 35, Lot 5 (1978) – waiting on more documentation from the homeowner
- F. Add members – We need volunteers at the next annual meeting.
- G. Gate Fobs – Elaine motions to disable key fobs for those owing more than \$300, John seconded - All approve, none opposed - Motion approved

VI. Executive Session – Not Needed

VII. Adjourn - Susan made a motion to adjourn. Stacey seconded the motion. The meeting adjourned at 8:41 PM.