

**Northwood Lake Estates Homeowners Association**  
**September 10, 2024**  
**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 – Long-term plan
    - 1. Leslie Drive and Azalea – Tinhorn Washout
    - 2. Oak Hill
    - 3. Cold Patch/Gravel – Gravel Request
  - 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 Revitalization – Fence Extension/Warning Signs/Water Hazards
  - L. Insurance
- V. New Business
  - A. Email Votes
  - B. Monthly Expenses Approval
  - C. Violation Letters
- VI. Executive Session – Not published
- VII. Adjourn

Board Present: Susan Kimery, Stacey Burris, Elaine Hayes, Kyle Taylor, Les Sheltman, Dan Dillenger, John Tate, Blake Smith

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**MINUTES**

- I. Welcome and Quorum Determined  
Kyle Taylor 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. Blake seconded. All in favor, none opposed. The motion was approved.
- III. Reports
  - A. Architecture and Construction - None
  - B. Treasurer
    1. Checking Account \$141,741.83
    2. Road Reserve \$128,596.02
    3. Savings Account \$28,661.49
    4. Petty Cash \$103.50
    5. Total \$299,102.84
  - C. Roads – There has been interest in helping. Dan others have been making some progress on filling potholes. Dan asked who to call for the big repairs. Susan and Stacey both gave some company options to call. Kyle says to get quotes for concrete, asphalt, and chip and seal so that we have a comparison.
  - D. Lake and Dam – 3 Dock options – estimates are over 30 days old so prices are subject to change – Costs range from \$40,000-\$60,000
    1. Blake is reaching out to get the survey scheduled.
- IV. Old Business
  - A. Security – Susan motions to approve 40 hours for September. Blake seconds. All approve, none opposed. Motion approved.
  - B. Cameras – Kyle will measure and order cords.
  - C. Road Repairs – Long-term plan
    2. Leslie Drive and Azalea – Tinhorn Washout
    3. Oak Hill
    4. Cold Patch/Gravel – Gravel Request
  - D. Spillway Repairs/Inspection - None
  - E. Dam Repairs/Inspection - None
  - F. Tree Trimming - None
  - G. Violation Letter(s) - None

- H. Gate – Kyle is getting a quote to extend the fence on both ends at the lake. We will change to school hours. Starting Monday, the 16<sup>th</sup>, the gate will be closed from 2 PM to 4 PM, and 10 PM to 9 AM.
- I. Signage – Dock/Entrances/Street – Stop signs have been put back up.
- J. Document Scanning - None
- K. Dock Revitalization – Fence Extension/Warning Signs/Water Hazards - None
- L. Insurance - None

V. New Business

A. Email Votes - None

B. Monthly Expenses Approval

- |                     |  |
|---------------------|--|
| 1. OG&E             | \$140.78   |
| 2. OG&E             | \$32.26  |
| 3. Door King        | \$30.95  |
| 4. Verizon          | \$90.16  |
| 5. Chris Sonaggera  | \$1,400.00   |
| 6. HOA Services     | \$566.00   |
| 7. City of Piedmont | \$30.00 (no invoice attached, monthly rental)  |
| 8. Winton Law       | \$150.00   |
| 9. HOA Services     | \$133.16 (collections, pd by Homeowner)  |
| 10. HOA Services    | \$150.00 (collections, pd by Homeowner)  |
| 11. HOA Services    | \$230.82 (collections, pd by Homeowner)  |
| 12. HOA Services    | \$150.00 (collections, pd by Homeowner)  |
| 13. OCI             | \$207.76   |
| 14. OWRB            | \$350.00   |
| 15. Pondscape       | \$750.00   |
| 16. Pondscape       | \$320.00   |
| 17. USPS            | \$84.00  |
| 18.                 | Susan motions to approve September expenses, John seconded. All in favor, none opposed. Motion approved. |

C. Violation Letters – None

D. Ryan Burch sent a resignation and the board accepts.

VI. Executive Session – Not Published

VII. Adjourn - John made a motion to adjourn. Stacey seconded the motion. The meeting adjourned at 8:13 PM.