

# **Northwood Lake Estates Homeowners Associations**

**February 12, 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. Roads
  - C. Lake and Dam
- IV. Old Business
  - A. Oil Well
  - B. Boat decals
  - C. Insurance
  - D. Security
- V. Executive Session
  - Not published
- VI. New Business
- VII. Adjourn

Attendance (Board): Kyle Taylor, Trisha Parker, Stacey Burris, Elaine Hayes, Johnnie Tate, Josh Layman, Chris Hendrickson

Attendance (Residents): Tess Anderson

# Meeting Minutes

## February 12, 2019

### I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:06 pm. A quorum was determined.

### II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes from the January meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. Johnnie Tate made a motion to accept the consent docket and was seconded by Trisha Parker. There were no objections and the motion was approved.

### III. Reports

#### A. Architecture and Construction

- Kyle has one application for a fence. They will have a 4-foot iron fence around the sides and back. They also have a request for a 6-foot privacy fence/screen in the front to block the view of the pool equipment and propane tank. If you own a lake lot, any fence on the back must be 4-feet or less. Address is 14808 Westlake. Home owner is Bill Vetter. Request was approved. Kyle will communicate with the home owner.
- Kyle called the Laughlins. Their builder will pay the \$1,500 road assessment due. Address is 13525 Lakeshore Drive.

#### B. Roads

- We received 28 tons of asphalt (hot mix) on February 2. They fixed spots on Marie Drive south of Alma as well as on Lakeshore and Nancy Ann. The cost for this material is much less than buying cold patch.
- Cost was roughly \$2,000 to buy the material, have it delivered and installed. In addition, It's more of a longer-term fix to do it this way vs. the cold patch. It costs \$75-76 per ton to get it here and installed.
- Kyle Taylor made a motion for up to \$5,000 for additional asphalt purchase for continued road repair. The motion was seconded by Josh Layman. There were no questions and the motion was approved.
- We received an email regarding gravel at LaCresta on the south side of Linden. Chris will look at the road and we'll discuss further. Gravel has been added for them before, so we need to use discretion as the small number of homes and their associated dues will not cover a full load of gravel for the area.

#### C. Lake and Dam

- We need to address sod on the backside of the dam. You can buy bermuda sod for \$2 a square yard. Johnnie will reach out again to see if we can get this addressed soon.
- Josh inspected the dam this past weekend and identified the leak is higher up on the dam. He can see where the water is seeping through. He also sent pictures of ruts in the dam in 4 different spots caused by ATVs (see below).
- Chris suggested that we contact a landscaping company that has the mowers that are designed for mowing steep hills to prevent them going straight up/down the dam and causing damage.
- Johnnie will also revisit estimates for a cable fence to see if we could curb ATV traffic with fencing.

- We also need to address the issues with the drains on the low water crossing. Johnnie will investigate what it will take to repair.



#### IV. Old Business

##### A. Oil Well

- No new updates.

##### B. Boat decals

- Elaine has the new boat decals. They are different this year. It will be enforced by security at the boat dock.

##### C. Insurance

- Stacey spoke to our agent about adding \$25,000 property coverage for the gate.
- The agent is looking into questions about coverage for punitive damages on the D&O policy. He will let us know what legal/underwriting suggests on that.
- Premium costs for the renewal YOY for the same coverage are essentially the same. Stacey paid the premium and will cut a separate check for any additional premium associated with the gate.

##### D. Security

- We pay \$35 an hour for security.
- We agreed that we will hold off on adding security and revisit at the next meeting.

E. 14301 Chapel Driveway

- We need to address the drive for 14301 Chapel because there isn't much ditch there. Chris is concerned that the water won't drain properly and will damage the road. Kyle will discuss with the home owner.

F. Sign on Cemetery

- There is a sign up on Cemetery that says "no through street" that is very small, provided by the city of Piedmont. It's Piedmont's land and their decision on how to address the signage. There isn't anything we can do from here.

[Stacey Burris](#) made a motion to move to executive session. [Josh Layman](#) seconded the motion. There were no objections and the motion was approved at 7:47 pm.

**V. Executive Session**

Not published

**VI . New Business**

A. Room Agreement

- Trisha Parker communicated with the City of Piedmont regarding the room rental agreement for our HOA meetings. The cost is the same as last year at \$30 per hour. TP requested an invoice and will forward to Stacey Burris for payment as soon as received.

B. Key Fob Order

- Chris Hendrickson made a motion to approve \$13,620 for 600 fobs and block programming. Johnnie Tate seconded the motion. There were no questions and the motion was approved. It should be noted that this order is consistent with the preliminary fob count assessed. The cost will be recovered from residents who purchase a fob.

**VII. Adjourn**

[Josh Layman](#) made a motion to adjourn. [Stacey Burris](#) seconded the motion. There were no objections and the motion was approved. The meeting concluded at 8:36 pm.