

**Northwood Lake Estates Homeowners Association**  
**September 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
    - 1. Arlo Secure Subscription
  - 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 – Repair/Insurance Claim
  - I. Signage – Dock/Entrances/Street
  - J. Document Scanning
- V. New Business
  - A. Email Votes
  - B. Monthly Expenses Approval
  - C. Violation Letters
  - D. Dock Gate Repair
- VI. Executive Session - Not Published
- VII. Adjourn

Board Present: Susan Kimery, John Tate, Kyle Taylor, Elaine Hayes, Ryan Burch, Stacey Burris

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**MINUTES**

- I. Welcome and Quorum Determined
  - Kyle Taylor called the meeting to order at 7:07 PM. A quorum was determined.
- II. Consent Docket (Minutes and Financials)
  - Reading of the consent docket was waived. Susan made a motion to approve the consent docket. John seconded. All in favor, none opposed. The motion was approved.
- III. Reports
  - A. Architecture and Construction - None
  - B. Treasurer
    - 1. Checking Account \$151,640.51
    - 2. Road Reserve \$67,552.32
    - 3. Savings Account \$28,518.22
    - 4. F&M Bank – Other \$8,807.03
    - 5. Petty Cash \$31.00
    - 6. Total \$256,549.08
  - C. Roads - None
  - D. Lake and Dam – Blake got a quote for rip rap materials - 30 tons \$2,000 – Kyle to get Chris dimensions for plates for low water crossing
- IV. Old Business
  - A. Security – Stacey motions to approve 44 hours, Ryan seconded. All in favor, none opposed. Motion approved.
  - B. Cameras – Up and running
    - 1. Arlo Secure Subscription – Trial period ran out – Susan motioned to approve \$150 for a yearly subscription, Stacey seconded. All in favor, none opposed. Motion approved.
  - C. Road Repairs
    - 7. Leslie Drive and Azalea – Tinhorn Washout – still need to work on – trying to come up with something we can do on our own
    - 8. Oak Hill – need to get a bid
    - 9. Cold Patch/Gravel – good for now
  - C. Spillway Repairs/Inspection - Above
  - D. Dam Repairs/Inspection - Above
  - E. Tree Trimming - None
  - F. Violation Letter(s)
    - 1. Grove – High & Mill - cars in the yard – letter sent – at 45 days now
  - G. Gate – Repair/Insurance Claim – The gate is expected to be at the supplier's the last week of September. Will be replaced hopefully the first couple weeks of October.
  - H. Signage – Dock/Entrances/Street - None
  - I. Document Scanning - None
- V. New Business
  - A. Email Votes - None

B. Monthly Expenses Approval

- |                         |   |
|-------------------------|---|
| a. OG&E                 | \$107.93                                      |
| b. OG&E                 | \$32.29                                       |
| c. Door King            | \$30.95                                       |
| d. Verizon              | \$90.16                                       |
| e. Chris Sonaggera      | \$1,540.00                                    |
| f. HOA Services         | \$607.39                                      |
| g. City of Piedmont     | \$30.00 (no invoice attached, monthly rental) |
| h. Redlands Contracting | \$1,757.50                                    |
| i. Pondscape            | \$700.00                                      |
| j. Pondscape            | \$680.00                                      |
| k. Pondscape            | \$150.00                                      |
| l. USPS                 | \$82.00                                       |
- m. Susan motions to approve all expenses, Elaine seconded. All in favor, none opposed. Motion approved.

C. Violation Letters - Above

- D. Dock Gate Repair – Kyle motions to approve up to \$1,500 to repair lake gate, Elaine seconded. All in favor, none opposed. Motion approved.

VI. Executive Session – Not Published

VII. Adjourn - John made a motion to adjourn. Ryan seconded the motion. The meeting adjourned at 8:01 PM.