

**Northwood Lake Estates Homeowners Association**  
**November 9, 2021**  
**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. Spillway Repairs/Inspection
  - D. Dam Repairs/Inspection
  - E. Tree Trimming
  - F. Violation Letter(s)
  - G. Gate(s)
  - H. Signage – Dock/Entrances/Street
  - I. Flooding at Lakeshore and Cyndelyn
  - J. Document Scanning
  - K. Special Projects
  - L. August Complaint Letter Response
  - M. Proposed Covenant Change - Daycares
- V. New Business
  - A. Email Votes
  - B. Monthly Expenses Approval
  - C. Complaint Letter
  - D. Semi-Annual Meeting
- VI. Executive Session
- VII. Adjourn

Board: Jason Thomas, Kyle Taylor, Elaine Hayes, Susan Kimery, Stacey Burris  
Attendees: Bernini Marota & wife

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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. Elaine made a motion to approve the consent docket. Jason seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction

1. 13133 Linden St NW – Jerry Wagner – Fence across the back of the property – Follows all guidelines - Approved

B. Treasurer

1. Checking \$135,457.63
2. Road Reserve \$ 128,030.19
3. Savings \$ 28,423.14
4. Petty Cash \$68.00
5. Total Cash \$291,978.96

C. Roads – Jason is getting a proposal on 3 different areas from Howards.

1. Next meeting we will assess the roads and decide which to fix.
2. Clint & Nicole Des Laurier live on Azalea Ct. Their road is gravel. The road is muddy when it rains. They would like the road paved. Stacey referred them to Jason. Will suggest putting some gravel down to make the road better.

D. Lake and Dam – Dam inspection should happen in November.

IV. Old Business

A. Security

1. Kyle suggest 24 hours. Stacey motions, Jason seconds. All in favor, none opposed.

B. Cameras – same as last time – need to sign up for unlimited photos

C. Spillway Repairs/Inspection - None

D. Dam Repairs/Inspection - None

E. Tree Trimming - None

F. Violation Letter(s) - None

G. Gate(s) - None

H. Signage – Dock/Entrances/Street - None

I. Flooding at Lakeshore and Cyndelyn - None

J. Document Scanning - None

K. Special Projects - None

L. August Complaint Letter Response - Hasn't been written yet

M. Proposed Covenant Change – Daycares – Wording of change is too detailed.

Consider taking out the wording about employees. According to the covenants, we will stick with the wording the attorney sent back.

V. New Business

- A. Email Votes – Invoices approved.

- B. Monthly Expenses Approval – Susan motions to approve invoices, Elaine seconds. All in favor, none opposed.
- C. Complaint Letter – From Sandra Leone – complaint against Dennis & Barbara Carter – complaint is circular area of debris in front yard & fence that is infested with termites – does not seem to violate the covenants – need to contact the OKC Action Center
- D. Semi-Annual Meeting – with the January meeting – January 11<sup>th</sup> at 7:30 PM
- E. Bernini Marota – 13200 LaCresta Drive - Asks if they can park a bus (converted to RV) in their driveway, which is on the side of their house. Kyle says if they have it behind the front of the house, put up some kind of screening.

VI. Executive Session - None

VII. Adjourn - Stacey made a motion to adjourn. Jason seconded the motion. The meeting adjourned at 8:11 PM.