

**Northwood Lake Estates Homeowners Association**  
**ANNUAL MEETING**  
**June 8, 2021**  
**George Fina Municipal Building,**  
**314 Edmond Road, Piedmont, OK 73078**

**MEETING MINUTES**

**I. Welcome and Quorum Determined**

Kyle Taylor called the meeting to order at 7:45 PM. A quorum was determined.

**II. Reports**

A. State of The Neighborhood

- a. Things overall are going well. Committees are working hard to keep up with maintenance. We do field some complaints throughout the year, but overall things are going smoothly. We continue to have a very desirable place to live.
- b. All committee members have been working hard to keep things running as smoothly as possible. Their efforts are appreciated.
- c. We are still working on finalizing details on the land acquisition on the south side of the spillway. We are still working on some dam repair which Titian will report on later.

B. Architecture and Construction

1. Josh is working to make the approval process as streamlined as possible. He is trying to make it where homeowners don't have to attend the meetings if they can't make it. Anyone looking to take on a construction project should submit a request to Josh and he'll do his best to turn it around quickly.

C. Treasurer

- a. \$102,744.73 checking
- b. \$141,206.88 road reserve
- c. \$18,416.19 savings
- d. \$125.50 petty cash

D. Roads

- a. Chris is continuing with patching potholes. We have been saving as much money as possible to try to attract a good contractor to perform work on a large project. It continues to be difficult to find road repair companies who will consider small projects.

E. Lake and Dam

- a. It has been a busy year this year. We are working on two major projects right now.
  - i. Repairing the east side of the dam where we have a seepage issue and to control erosion. We had a professional engineer put together the plan of action. The project was submitted for RFP to multiple contractors and has been awarded to a contractor and work should begin once things dry out a bit and the lake level drops. Titian reviewed details of the plan and offered to email them to anyone who might want to review.
  - ii. Repair of the spillway and the drain grates. A professional engineer has been hired to formulate a correction plan. The design and specifications are done. Over the next month Titian will be sharing information with the board to determine next steps. The goal is to fix this correctly, not do a band-aid approach. The estimate is roughly \$65,000 to do the correction. This will need to go to a neighborhood vote.

- iii. Once corrective measures are complete Titian would like to focus on the biological health of the lake as well as beautification projects. He has contacts at ODWC that can assist with this.

Tim Graham indicated concern about the lake being under the corps jurisdiction and needing approval by the Corps of Engineers before any corrective work is done. He will discuss further with Titian.

### **III. New Business**

#### **A. Concerns From Residents**

- a. Darold Roszel - Questions about the 5<sup>th</sup> wheel parked in the driveway on Canyon/Magnolia. The council reported that the homeowner built an outbuilding to store the trailer, but the specs were off. The homeowner is looking into appropriate storage options and the council will continue to monitor. Josh is going to ask the homeowner about the status.

#### **B. Council Positions**

- a. General Board Member: John Tate – the position is up. He will stay on the council.
- b. Secretary: Trisha Parker – the position is up. Trisha will not continue on the council.
  - i. Susan Kimery volunteered for this position.
- c. General Board Member: Stacey Burris – the position is up. She will stay if necessary but is happy to step down if someone else wants to participate.
- d. Treasurer: Jeff Johnson – will be leaving mid-term.
  - i. Tim Graham volunteered for this position.
- e. Roads Chair: Chris Hendrickson – the position is up. Chris will not continue as he is moving out of the area. He will still own a lot and will be available to help where needed.
  - i. Jason Thomas volunteered for this position.

Kyle made a motion to approve Tim Graham to fill Jeff Johnson’s spot. Chris seconded the motion. It was approved.

Kyle made a motion to approve Jason Thomas to fill Chris Hendrickson’s position. Jeff seconded the motion. It was approved.

Trisha made a motion to approve Susan Kimery as secretary. Stacey seconded the motion. It was approved.

Josh made a motion to enter Executive Session. Johnnie approved. Executive session began at 8:40 PM.

### **VI. Executive Session**

Not Published

### **VII. Adjourn**

Titan made a motion to adjourn. Stacey seconded the motion. The meeting adjourned at 9:03 PM.