

Northwood Lake Estates Homeowners Association

June 13, 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
 - C. Road Repairs
 1. Leslie Drive and Azalea – Tinhorn Washout
 2. Oak Hill
 - 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
 - K. Covenant Change Request
 - L. Land on NW Expressway
 - M. Lot Split Block 35, Lot 5 (1978)
- V. New Business
 - A. Email Votes
 - B. Monthly Expenses Approval
 - C. Violation Letter
- VI. Executive Session
- VII. Adjourn

Board Present: Susan Kimery, Kyle Taylor, Stacey Burris, Elaine Hays, Ryan Burch, John Tate, Josh Layman

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MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:03 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

1. Zack Thornton – 14509 Westlake Dr - Shop - Under square footage – metal siding – white and black – erosion control in order – no plumbing – All approve
2. David Blankenship – 13057 Oak Hill Dr - Privacy fence – 6 ft tall cedar – not lake lot – All approve
3. Jace & Sarah Largent – 15536 Leslie Dr - Outbuilding – no plumbing – 30x40 – on 2 lots – All approve
4. Brody & Brea Largent – 15536 Leslie Dr – house – aerobic septic – red birch, grey stucco, grey stone – All approve

B. Treasurer

1. Checking \$100,060.82
2. Road Reserve \$65,704.25
3. Savings \$28,482.69
4. Petty Cash \$116.00
5. Total Cash \$194,363.76

C. Roads – Ryan's son & friend have filled some potholes – 3 hours

D. Lake and Dam - None

IV. Old Business

A. Security - 44 hours for this month – Josh motions to approve 44 hours, Stacey seconded. All in favor, none opposed. Motion approved.

B. Cameras – Monthly cell charge

C. Road Repairs – Nothing new

1. Leslie Drive and Azalea – Tinhorn Washout
2. Oak Hill - None

D. Spillway Repairs/Inspection - None

E. Dam Repairs/Inspection - None

F. Tree Trimming - None

G. Violation Letter(s) - None

H. Gate – Repair/Insurance Claim – Insurance Co says pictures are too small – Pics resent– Kyle will start calling everyday

- I. Signage – Dock/Entrances/Street - None
- J. Document Scanning - None
- K. Covenant Change Request – will discuss in annual meeting
- L. Land on NW Expressway - None
- M. Lot Split Block 35, Lot 5 (1978) – Already approved

V. New Business

A. Email Votes - None

B. Monthly Expenses Approval

- 1. OG&E \$108.01
- 2. OG&E \$32.28
- 3. Door King \$30.95
- 4. Chris Sonaggera \$1,400.00
- 5. Kyle Taylor \$811.95
- 6. HOA Services \$619.16
- 7. HOA Services \$35.00
- 8. Redlands Contracting \$2,068.46
- 9. City of Piedmont \$30.00
- 10. Winton Law \$262.50
- 11. Winton Law \$150.00
- 12. Pondscape \$700.00
- 13. Pondscape \$700.00
- 14. Pondscape \$325.00
- 15. Pondscape \$700.00

16. Josh motions to approve all expenses, John seconded. All in favor, none opposed. The motion was approved.

C. Violation Letter

- 1. 12841 High Street – doing maintenance and selling cars from his house – Josh motioned to send violation letter, Ryan seconded.

VI. Executive Session

VII. Adjourn - Elaine made a motion to adjourn. Stacey seconded the motion. The meeting adjourned at 7:42 PM.