

Northwood Lake Estates Homeowners Association
October 11, 2022
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
 - D. Spillway Repairs/Inspection
 - E. Dam Repairs/Inspection
 - F. Tree Trimming
 - G. Violation Letter(s)
 - H. Gate(s) - Repairs
 - I. Signage – Dock/Entrances/Street
 - J. Flooding at Lakeshore and Cyndelyn
 - K. Document Scanning
 - L. Special Projects
- V. New Business
 - A. Email Votes
 - B. Monthly Expenses Approval
 - C. Unapproved Lake Dirt Work
 - D. NW Expressway Development Plan Review
 - E. Northwood Village Common Area Usage Request
- VI. Executive Session
- VII. Adjourn

Board: Ryan Burch, Kyle Taylor, John Tate, Jason Thomas, Elaine Hayes

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MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:04 PM. A quorum was determined.

II. Consent Docket (Minutes and Financials)

Reading of the consent docket was waived. John 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. 13001 Kay Street – Rick & Sandra Faulk - The Faulk's want to add a fence to their property and all items look to be okay. (materials, height, boundaries etc.) They do want to extend past their property line to the north on the east portion where it will extend 12'. Per the covenant that portion of it will also need to be approved because it extends past his property line. The covenant does contradict itself by stating that the homeowner has rights to the water. All approve, none opposed. Fence Approved.
2. 13632 Oak Hill Drive – Eric & Jeanette Jones – Fence – The pictures attached to the application show boundary lines, material design, and the application. There isn't anything that would be outside of the covenant. All approve, none opposed. Fence Approved.

B. Treasurer

1. Checking \$131,891.47
2. Road Reserve \$172,346.19
3. Savings \$ 28,440.77
4. Petty Cash \$ 150.50
5. Total Cash \$ 332,828.93

C. Roads

1. Elaine makes a motion to approve \$20,000 for road repair. Ryan seconds. All approve, none opposed. Motion passed.
2. John makes a motion to approve \$20,000 for road repair. Ryan seconds. All approve, none opposed. Motion passed.
3. Ryan makes a motion to approve \$20,000 for road repair. John seconds. All approve, none opposed. Motion passed.
4. Jason makes a motion to approve \$20,000 for road repair. Ryan seconds. All approve, none opposed. Motion passed.
5. Kyle makes a motion to approve \$5,000 for road repair. Jason seconds. All approve, none opposed. Motion passed.
6. We have now have approval from August to October for road repairs in the amount of \$165,000 from the road maintenance fund.

7. Jason brought a proposal from A&B Paving for road maintenance. \$145,150 for Lakeshore, Nancy Anne, & La Cresta - \$25,000 biannual asphalt repairs – Repair pot holes, cut out bad parts (making a good base), then put 3” overlay – When they already have the equipment out, it will be less per sq ft to repair pot holes. (\$5/sq ft)

D. Lake and Dam – Nothing to report – Will be looking for a new inspector.

IV. Old Business

- A. Security - 40 hours – John motions to approve 40 hours for security. Ryan seconds. All approve, none opposed. Motion passed.
- B. Cameras - Working
- C. Road Repairs – See Above
- D. Spillway Repairs/Inspection – Jason did the dirt work.
- E. Dam Repairs/Inspection – Needs inspection before repairs.
- F. Tree Trimming – Kyle trimmed trees around the neighborhood.
- G. Violation Letter(s) - none
- H. Gate(s) – Repairs – Josh got the gates set up.
- I. Signage – Dock/Entrances/Street – Signs are up
- J. Flooding at Lakeshore and Cyndelyn - none
- K. Document Scanning - none
- L. Special Projects - none

V. New Business

- A. Email Votes - none
- B. Monthly Expenses Approval

1. Susan Kimery \$52.05
2. Chris Sonaggera \$1400.00
3. HOA Services (collections) \$125.00
4. HOA Services (collections) \$150.00
5. HOA Services \$651.73
6. Winton Law \$208.50 Possible duplicate of \$58 filing fee. May be paid at \$150.50 instead. Stacey is looking into this.
7. Winton Law \$208.50 Possible duplicate of \$58 filing fee. May be paid at \$150.50 instead. Stacey is looking into this.
8. Winton Law \$427.50 amendment filing draft
9. Pondscape \$1659.50 It appears that invoice 818 has a duplicate charge for #3 Fall E dam slope spray. **Please have the person that works with Dave look into this and approve or request a new invoice.**
10. Pondscape \$962.50
11. Pondscape \$480.00
12. Pondscape \$555.00
13. OG&E \$32.28
14. OG&E \$104.64
15. DKS Cellular \$56.33 This invoice now has two phone lines. We added the new line, but they didn't cancel the other one. **Please have**

this confirmed by the cellular company an approve or request an adjustment. This payment was already made!

16. City of Piedmont \$30.00 No Invoice

17. Elaine motions to approve all expenses, Ryan seconded. All approve, none opposed. The motion was approved.

M. Unapproved Lake Dirt Work – Will write a letter to Billy Roberts for violation. Tim said it falls under the 401 Clean Water Act.

N. NW Expressway Development Plan Review – Storage units are going in across from the school.

O. Northwood Village Common Area Usage Request – Answer is no

VI. Executive Session – Not needed

VII. Adjourn - John made a motion to adjourn. Jason seconded the motion. The meeting adjourned at 8:47 PM.