

Northwood Lake Estates Homeowners Association
January 14, 2020
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. Consolidated Covenants
 - D. Spillway Repairs
 - E. Dam Inspection
 - F. Dam repairs
 - 1. Riprap
 - 2. Overflow Pipe
 - 3. Seepage Area

- V. New Business
 - A. Email Votes

- VI. Executive Session
 - Not published

- VII. Adjourn

Attendance: Trisha Parker, Johnnie Tate, Kyle Taylor, Elaine Hayes, Titian Burris, Chris Hendrickson, Josh Layman, Jeff Johnson

Resident Attendees: Paul Hood

MEETING 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 minutes was waived. There were no additions or corrections noted. Trisha Parker made a motion to accept the consent docket and was seconded by Titian Burris. There were no objections and the motion was approved.

III. Reports

A. Architecture and Construction

- a. No new submissions.
- b. We need to contact Amy Mayberry. They have a corner lot on Oakhill and Cyndelyn. They put the shop in their backyard right beside the road. There are issues with the location of the fence based on the way the shop is positioned. They have already poured a slab for their shop. Josh made a motion to send a violation letter to let her know she is not in compliance with the HOA covenants. Kyle will send an email to HOA Services requesting the letter to follow proper procedure.

B. Treasurer

- a. As of December 31, checking is \$95,237.14. Road Assessment fund is \$81,838.67. Savings is \$18,393.19.

C. Roads

- a. Chris is going to work on Oakhill from Frisco to Elizabeth. It's in terrible shape. The goal is to have this corrected by next meeting. This will take about 2 semi-loads of material.
- b. Chris will look at erosion on either side of the speed bumps. He thinks a 3-4 inch base on asphalt it should hold up fine.
- c. All repairs planned for this month should stay within the pre-approved \$5,000 monthly budget.
- d. Gorman came back out to make repairs, but some are noticeably crumbling.
- e. Titian stated that he thinks we should sue Gorman to recoup the funds we invested in his repairs. Chris stated that the base failed and that base repair is not what we hired him for.
- f. Chris has suggested tearing up sections, laying down millings and driving on it for a long while, addressing drainage and then come in with asphalt to properly fix it section by section. They have a spot identified on Stephens where this approach could be tested that is roughly 100 feet long. If this approach proves successful he'll roll it out elsewhere.
- g. Property owners are not going to address drainage problems. We have to come up with a plan to address drainage issues or future road repair is a wasted effort. Chris thinks we need to section out pieces and tackle it in chunks because the entire neighborhood needs correction. We should focus on the highest traveled roads first.
- h. We should document again that the base for our roads were not properly done anywhere in the neighborhood when the roads were established. This is the root of our ongoing issues.
- i. Next month he'll provide a proposal on how to address the ditches. We will need to issue communication to home owners as part of this plan so that any sprinkler lines, etc. can be moved if necessary.

D. Lake and Dam

- a. No new items to discuss.

IV. Old Business

A. Security

- a. Trisha made a motion for up to 32 hours of security to continue with neighborhood patrolling and lake coverage. Josh seconded and the motion was approved.

B. Cameras

- a. One is still up looking at the gate. Kyle has to adjust it, he thinks it's too far away and will adjust.

- b. The one at the dock took good pictures the first day, but due to time of year and sun position it was in the shade for much of the time. He's going to move it so that it's looking right at the gate in order to get better photos.
- c. Everything functions properly and pictures are being received. Position just needs to be tweaked.
- C. Consolidated Covenants
 - a. They have been provided. Waiting on any changes, if necessary.
- D. Spillway Repairs
- E. Dam Inspection
- F. Dam repairs
- G. Riprap
- H. Overflow Pipe
- I. Seepage Area

The following recaps discussion on items D-I as they are related issues.

- a. Kyle and Johnnie met with Mike Holder with Basin Environmental who did the dam repair at Oakdale Farms. He provided pricing as recapped below.
- b. For the spillway – he proposed setting posts five feet or so beyond the spillway and then caging that all in with rip rap or other material that would prevent erosion for \$12,250. We need to know what the guarantee is for any work performed. The council discussed a true concrete ramp might be a better and longer lasting solution. There is concern that even with posts and caged materials a heavy rain would still push the material away from the erosion area.
- c. Seepage/outflow pool erosion issues – he proposed to come in and drill down to treat the dam with bentonite until it stops seeping. The material expands and therefore should be a good solution for plugging seepage holes and cracks. He would drill down vertically off the top of the dam. They would also place riprap in the outflow pool to prevent further erosion in that spot. This would be \$20,500.
- d. Chris and Josh said they could possibly do the rip rap repair on the outflow. We should ask Mike to separate out the bentonite job ad re-quote. The council estimated his proposed cost on the outflow pool was probably around \$5,000.
- e. Dam mowing is proposed at \$2,500 with a skidsteer. Chris has a contact that will do the dam for \$1,000-1,200 with a skidsteer and brushhog. We will investigate that lead further.
- f. Holder could fix the dock for \$1,500 – 3,000 depending on what's wrong with it. Council discussed that we need to just replace a section. We believe it has been punctured and is taking on water. Ryan is the dealer and Titian will contact him to discuss.
- g. Mike proposed \$3,000 a day for riprap installation per day. Chris said that is way too high. He can do this much cheaper with his crew.
- h. Josh made a motion to approve up to \$12,500 for riprap materials and placement for repairs to the dam and dam road. Johnnie seconded the motion and it was approved. The goal is to have this done by end of March.
- i. Titian is going to check with B&H on the bentonite item to check pricing and other options.
- j. Chris suggested we secure a contract and ask contractors to provide a maintenance bond on future projects.
- k. We need to make sure we secure a contract and get certificates of insurance with NWLE HOA listed as Additional Insured.
- l. In summary, the council believes much of the work can be done by council members for a lesser cost. The item that is of interest for contracting with Basin is the bentonite application. This will be explored further before a decision is made.

V. New Business

- A. Email Votes – none to document
- B. Josh spoke with the homeowner whose home burned to see if the neighborhood could do anything to assist them. He said if they need anything they'll reach out.

- C. The HOA has an opportunity to purchase Lakeview Drive, Canyon Road including the low water crossing, the spillway, regulatory floodway, and the boat ramp common area - 9.09 total acres. This land has never been owned by the HOA or been part of the NWLE plat and has been a long-standing problem for the neighborhood including court battles in the past. The HOA has been trying for years to get control of this land and the opportunity is finally possible. Josh Layman made a motion for \$20,000 from the roads budget for earnest money for the purchase this land. Trisha Parker seconded the motion and it was approved.

Trisha Parker made a motion to go into executive session. Titian Burris seconded the motion at 8:17 pm.

VI. Executive Session

Not Published

VII. Adjourn

Johnnie Tate made a motion to adjourn. Elaine Hayes seconded the motion. The meeting concluded at 9:22 PM.