

Northwood Lake Estates Homeowners Association
September 14, 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. Spillway/Road Acquisition
 - F. Tree Trimming
 - G. Violation Letter(s)
 - 1. Daycare
 - 2. Mowing – 15501 Elizabeth Drive
 - H. ATVs
 - I. Gate(s)
 - J. Signage – Dock/Entrances/Street/ATVs
 - K. Flooding at Lakeshore and Cyndelyn
 - L. Document Scanning
 - M. Special Projects
 - N. Signature Card
 - O. Boulders/Landscaping
 - P. August Complaint Letter Response
- V. New Business
 - A. Email Votes
 - 1. Vendor stop payment fee - \$30
 - B. LaCresta Court
 - C. Key Fobs
 - D. LLC Annual Fee - \$26
- VI. Executive Session
- VII. Adjourn

Susan Kimery, Kyle Taylor, Stacey Burris, Elaine Hayes, Josh Layman, Jason Thomas

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September 14, 2021

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MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:01 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. Susan seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction

1. 14320 Locust Street – Hannah Trowbridge presented plans for a breezeway and outbuilding.
 - a. Breezeway – Will connect the garage to the house. They plan to get it built now and will brick it in the spring. Eventually, the whole house will be painted white.
 - b. Outbuilding – Will be place in southeast corner of lot. White with black metal roof.
 - c. Both approved.
2. 15401 Marie Drive – Keith Banrichter presented plans for an outbuilding. Colors will match the house. Would like to add a sink only if approved. Building approved, sink (plumbing) not approved.
3. 13408 Deer Creek Drive – Phillip Morrison – Outbuilding 12X20 – Metal roof with cement board siding. Building approved.

B. Treasurer

1. Checking \$ 140,275.65
2. Road Reserve \$ 133,573.82
3. Savings \$ 28,420.28
4. Petty Cash \$35.50

C. Roads – Did some emergency pothole files. Piedmont Baseball/Wrestling boys came out and filled holes. Chris helped with getting the cold patch and saved us \$2,000. Will do bigger areas next time. Area on LaCresta needs to be addressed. Will get bids on some of the large problem areas.

1. Will put a message on Facebook asking for help putting out cold patch.
2. Going to set up email dedicated to roads.
3. Will get quotes from A&B Paving, Howard Paving, and one other. Will see how much it is to redo all 11 miles in concrete then figure out how much it would cost per home. Will also get quotes for repairing the larger problem areas.
4. Need more money for labor – Josh motions \$2500 for labor, material, and repair of roads. Elaine seconds. All approve, none opposed.

D. Lake and Dam – Work is mostly completed. Water is draining. All is good.

IV. Old Business

- A. Security – Stacey motions for 32 hours until October's meeting. Josh seconds. All approve, none opposed. The motion was approved.
- B. Cameras – Kyle needs to go check them again. One is working, one is not.
- C. Spillway Repairs/Inspection - None
- D. Dam Repairs/Inspection - None
- E. Spillway/Road Acquisition – Deeds being expedited tonight. Josh will record with the county tomorrow.
- F. Tree Trimming - None
- G. Violation Letter(s)
 1. Daycare
 - a. Tiffany Johnson presents an amendment to add a subsection to the covenants regarding in home daycares. The revision will allow for in home daycares with up to 7 kids. Kyle tells her we will submit the revision to our attorney for suggestions and changes. It will then go to a vote of the neighborhood at the semiannual meeting in January. In the meantime, Stacey will notify the person who filed the complaint that the board will cease any further action due to the new

petition that will be voted on in January. Appropriate action will be taken in January after the vote.

2. Mowing – 15501 Elizabeth Drive – Has been mowed but still unsightly.

- E. ATVs - None
- F. Gate(s) - None
- G. Signage – Dock/Entrances/Street/ATVs - None
- H. Flooding at Lakeshore and Cyndelyn - None
- I. Document Scanning – Stacey is still looking through the boxes.
- J. Special Projects – None
- K. Signature Card - Done
- L. Boulders/Landscaping - None
- M. August Complaint Letter Response

V. New Business

A. Email Votes

1. Vendor stop payment fee - \$30 – Stacey motioned to approve. Josh seconded. All approved via email.

B. LaCresta Court

1. Mahabub Guffer submitted a note with his dues statement saying he did not have a road to access his property. Property is located between LaCresta and Frisco, off of NW Expressway. It appears there may be access to the property off of LaCresta Court. Jason will go look at the property lines and see if LaCresta Court touches the property.

C. Key Fobs – Have been ordered. Susan motions to approve up to \$2,000 for fobs. Jason seconded. All in favor, none opposed. The motion was approved.

D. LLC Annual Fee - \$26 – Josh motions to approve \$26 for LLC fee. Josh motions to approve. Elaine seconds. All in favor, none opposed. The motion was approved.

E. List of Expenses –

1. OG&E (prior month)	\$28.01
2. OG&E	\$28.01
3. OG&E	\$104.28
4. DoorKing	\$28.95
5. Thomas Construction	\$247.50
6. Chris Sonaggera	\$1120.00
7. HOA Services	\$172.17
8. Pondscape	\$630.00
9. Pondscape	\$130.00
10. Pondscape	\$1341.63
11. Pondscape	\$1009.50
12. Pondscape	\$1297.00
13. Pondscape	\$550.00
14. Pondscape	\$455.00
15. Thompson & Winton	\$262.50
16. Thompson & Winton	\$50.00
17. Thompson & Winton	\$50.00
18. Thompson & Winton	\$448.87
19. USPS	\$70.00
20. HOA Services	\$550.00

21. Elaine motions to approve all expenses. Josh seconds. All in favor. None opposed. The motion was approved.

F. Road acquisition attorney fees - \$3,387.80 invoice needs to be paid. – Josh motioned to approve. Elaine seconded. All in favor, none opposed. The motion was approved.

VI. Executive Session – No Executive Session

VII. Adjourn

Josh made a motion to adjourn. Stacey seconded the motion. The meeting adjourned at 8:28 PM.