

Northwood Lake Estates Homeowners Association

May 9, 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
 1. Chicken Coop
 - B. Treasurer
 - C. Roads
 1. Cold Patch Delivered
 2. Lakeshore and Blair
 3. Magnolia Drive
 4. Spillway Repairs
 - 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. Covenant Issue Email
- VI. Executive Session
- VII. Adjourn

Board Present: Susan Kimery, John Tate, Stacey Burris, Elaine Hays

Northwood Lake Estates Homeowners Association

May 9, 2023

**George Fina Municipal Building,
314 Edmond Road, Piedmont, OK 73078**

MINUTES

I. Welcome and Quorum Determined

John Tate called the meeting to order at 7:18 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. John seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction

1. Chicken Coop – Dennis Nicklas – adding on to current chicken coop – No approval needed
2. 15309 Sherri Ln – Daniel & Deborah Dillender - Outbuilding – 40x30 – No plumbing – All approve

B. Treasurer

1. Checking \$102,047.64
2. Road Reserve \$64,151.50
3. Savings \$28,482.69
4. Petty Cash \$51.00
5. Total Cash \$194,732.83

C. Roads

1. Cold Patch Delivered – 13 tons delivered today – hiring boys to fill potholes
2. Lakeshore and Blair – James Pratt – almost impassable
3. Magnolia Drive – large potholes – will have the boys work on that
4. Spillway Repairs – Chris will give us a bid on making new steel plates.

D. Lake and Dam – Barrel needs to go back under dock – work on dock – will contact Les Sheltman to see if he can fix it

IV. Old Business

A. Security - 40 hours for this month – Susan motions to approve 40 hours, John seconded. All in favor, none opposed. Motion approved.

A. Cameras – not ordered – Kyle will order

B. Road Repairs

1. Leslie Drive and Azalea – Tinhorn Washout – sent quote to Clint
2. Oak Hill – let the boys work on that and revisit later
3. When needed, order more cold patch – John made a motion to approve \$2,500 for cold patch, Stacey seconded. All in favor, none opposed. Motion approved.

C. Spillway Repairs/Inspection - Above

D. Dam Repairs/Inspection - None

E. Tree Trimming - None

F. Violation Letter(s)

1. Charley Morgan – house still being built & living in trailer – one letter was sent – certified mail was returned – Stacey will mail and email again
2. Coyles - Project was started and not finished

G. Gate – Repair/Insurance Claim – Kyle called today – Insurance will send an email to the other side of the company – they have everything they need – Kyle will continue to follow up

H. Signage – Dock/Entrances/Street - None

I. Document Scanning - None

J. Covenant Change Request – Stacey emailed Chantae – no response

K. Land on NW Expressway - None

L. Lot Split Block 35, Lot 5 (1978) - None

V. New Business

A. Email Votes - None

B. Monthly Expenses Approval

1. OG&E \$107.97
2. OG&E \$32.28
3. Door King \$30.95
4. Chris Sonaggera \$1,120.00
5. HOA Services \$651.20
6. City of Piedmont \$30.00 (no invoice attached, monthly rental)
7. Pondscape \$1,771.75
8. Pondscape \$962.50
9. RJ Fence \$1,487.50
10. John motions to approve all expenses, Susan seconded. All in favor, none opposed. The motion was approved.

C. Covenant Issue Email

VI. Executive Session - None

VII. Adjourn - Elaine made a motion to adjourn. Stacey seconded the motion. The meeting adjourned at 8:08 PM.