

Northwood Lake Estates Homeowners Association
December 10, 2019
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

Council attendees: Kyle Taylor, Trisha Parker, Elaine Hayes, Johnnie Tate, Jeff Johnson, Titian Burris, Stacey Burris

MEETING MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:02 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

Reading of the minutes was waived. There were no additions or corrections noted. Elaine Hayes made a motion to accept the consent docket and was seconded by Johnnie Tate. There were no objections and the motion was approved.

III. Reports

- A. Architecture and Construction
 - a. No new applications.
- B. Treasurer
 - a. As of November 30, checking is \$96,110.60. Road Assessment fund is \$81,813.67. Savings is \$18,388.55.
- C. Roads
 - a. Chris was not in attendance. Email report submitted.
 - b. Gorman was out this week to do additional repairs. Chris has not had a chance to check the work.
 - c. Chris plans to purchase some hot mix asphalt over the next month to address many locations in need of repair. He will stay below the previously approved \$5,000.00 per month.
- D. Lake and Dam
 - a. The dam was inspected Saturday. Further detail under old business.

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. Jeff seconded and the motion was approved.
- B. Cameras
 - a. They are activated, charged, we have the shims, Kyle just needs to get mounting hardware to install. They should be up in the next week or so.
 - b. Monthly fee is \$15/month, per camera.
- C. Consolidated Covenants
 - a. The consolidated covenants were submitted by Trisha on 12/10 for review.
- D. Spillway Repairs
 - a. Still on hold until the spillway dries.
 - b. The inspector said it's important to pull the rock up against the curb of the spillway to mitigate erosion as the water spills over the side.
 - c. Inspector suggested we use rockcrete to help keep those rocks in place.
- E. Dam Inspection
 - a. The dam was inspected last Saturday. We need to move all the rock back up against the spillway to help with erosion. He also suggested we use rockcrete (cement with fibers) to help hold the rock.
 - b. There was discussion about doing something more aesthetic than rip rap.
 - c. The overflow creek needs to be smoothed out with more dirt and rock to control the erosion. Where it narrows out to go back it needs to be dug out and widened to prevent pooling.
 - d. The inspector was not concerned about the seepage. It does think it's a maintenance issue, but he's not concerned about a failure in the immediate future.
 - e. The dam road is starting to alligator. He thinks a sealer would help a lot.
 - f. More sod on the backside is needed.

- F. Dam repairs

- a. Kyle followed up with a friend from Lakes of Oak Dale neighborhood in Edmond for a referral on dam repair. They had a dam failure years ago and the company they hired to correct the issues did an amazing job. Kyle's contact is trying to get the contact info to him asap.
- G. Riprap
 - a. Chris is still trying to find a time to send some guys out to cut the rebar as discussed.
- H. Overflow pipe
 - a. Nothing additional on the overflow pipe.
 - b. The pipe is a concrete pipe.
- I. Seepage Area
 - a. Nothing additional.

V. New Business

- A. Email Votes
 - a. No email votes to document.
- B. The neighborhood is getting out of hand on unsightly properties. We need to crack down on review and violation letters. We need to draft a statement to be posted on the Facebook groups as a heads up that this review is coming. Kyle volunteered to draft the message to the neighborhood.

Trisha Parker made a motion to go into executive session. Titian Burris seconded the motion at 7:42 pm.

VI. Executive Session

Not Published

VII. Adjourn

Johnnie made a motion to adjourn. Trisha seconded the motion. The motion was approved and the meeting concluded at 8:22 pm.