

Northwood Lake Estates Homeowners Association

March 14, 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. Fence
 2. Outbuilding
 - B. Treasurer
 - C. Roads
 - D. Lake and Dam
 - IV. Old Business
 - A. Security
 - B. Cameras
 1. Proposed Replacement Cameras
 - C. Road Repairs
 1. Gravel Request
 2. Leslie Drive and Azalea – Tinhorn Washout
 3. 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
 1. Insurance renewal
 - B. Monthly Expenses Approval
 - VI. Executive Session
 - VII. Adjourn
- Board Present: Kyle Taylor, John Tate, Stacey Burris, Ryan Burch, Elaine Hayes

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MINUTES

- I. Welcome and Quorum Determined
Kyle Taylor called the meeting to order at 7:05 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. Ryan seconded. All in favor, none opposed. The motion was approved.
- III. Reports
 - A. Architecture and Construction
 1. Fence – 14425 Westlake Dr – Leave chain link, go beyond and add 8' high fence – All approve
 2. Outbuilding – 14916 Bette Lane – Tom Patchin – 20' X 30' – Wood shed will be removed – All approve
 - B. Treasurer
 1. Checking \$122,566.38
 2. Road Reserve \$57,242.32
 3. Savings \$28,458.70
 4. Petty Cash \$51.00
 5. Total Cash \$208,318.40
 - C. Roads
 1. Waiting for A&B quote for Oakhill & Dam
 2. Lamer boys filled potholes with cold patch on Oak Hill
 - D. Lake and Dam
 1. Kyle will follow up with dam inspection to see if the inspection was completed. If the inspection was not done, Kyle will make an appointment for the dam inspection.
 2. Low water crossing repairs – Kyle & John will meet with A&B Paving to have everything explained from the quote. (The size of the drains were not clear.)
- IV. Old Business
 - A. Security – 32 hours for this month – Ryan motions to approve 32 hours, John seconded. Motion approved.
 - B. Cameras
 1. Proposed Replacement Cameras - \$250 per camera, \$60 solar cell, \$20 + taxes per camera per month with Verizon, \$35 activation fee – Elaine motions to approve \$750 for new cameras, John seconded. All in favor, none opposed. Motion approved.
 - C. Road Repairs - Above
 - a. Gravel Request
 - b. Leslie Drive and Azalea – Tinhorn Washout
 - c. Oak Hill
 - D. Spillway Repairs/Inspection - Above
 - E. Dam Repairs/Inspection - Above
 - F. Tree Trimming - None
 - G. Violation Letter(s) - None
 - H. Gate – Repair/Insurance Claim – Kyle called State Farm Insurance Team for an update on repairs. They are still working on the paperwork and cost.
 - I. Signage – Dock/Entrances/Street - None

- J. Document Scanning – Still working on this.
- K. Covenant Change Request – Change highlighted part from Winton to “2 goats per household and no breeding”.
- L. Land on NW Expressway – Stacey sent a letter to the homeowner who was concerned about the entrance. She explained we have no control over where the entrance will be.
- M. Lot Split Block 35, Lot 5 (1978) - None

V. New Business

A. Email Votes

- 1. Insurance renewal – John made a motion to approve a payment of \$10,887.24 to renew the insurance, Ryan seconded. All in favor, none opposed. Motion approved.

B. Monthly Expenses Approval

- 1. OG&E \$107.85
- 2. OG&E \$32.28
- 3. Door King \$30.95
- 4. Chris Sonaggera \$1,120.00
- 5. HOA Services \$550.00
- 6. City of Piedmont \$30.00 (no invoice attached, monthly rental)
- 7. Wesco Insurance \$10,887.24
- 8. Josh Layman \$28.49
- 9. Winton Law \$171.00
- 10. Pondscape Design \$1,671.75

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

VI. Executive Session – Not needed

VII. Adjourn - John made a motion to adjourn. Ryan seconded the motion. The meeting adjourned at 8:25 PM.