

# Northwood Lake Estates Homeowners Association

June 14, 2022

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

## ANNUAL MEETING MINUTES

### I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:55 PM. A quorum was determined.

### II. Introductions – Everyone introduced themselves and positions

### II. Reports

A. State of the Neighborhood – Kyle Taylor – Kyle gave a report on the state of the neighborhood. Things are going well and everything is getting somewhat back to normal. Usual issues of the lake rules, ATV's, lake erosion, potholes, etc. People are doing a pretty good job of abiding by the covenants. We deal with complaints when they come up. Titian Burris worked hard on getting someone to look at dam and spillway before he left the board. Some work was done on the dam and we have a report on the soundness of the low water crossing. It is not unsound, it just needs some maintenance. Jason is working on roads. Also reminded everyone that we meet on the 2<sup>nd</sup> Tuesday of each month at 7:00 PM.

B. Architecture and Construction – Josh Layman – Nothing new – If you see an issue, please contact the board so we can address the issue.

C. Treasurer – Susan Kimery

1. Checking \$99,937.64
2. Road Reserve \$172,034.76
3. Savings \$28,430.22
4. Petty Cash \$133.00
5. Total Cash \$300,402.62

D. Roads – Jason Thomas – There is a map present. Please mark any potholes with a date on the map. A pothole crew will come around and fix holes every 60-90 days. There are a couple bigger repairs marked on the map. If you have a larger area or pothole, you can also report it to [nwleroads@gmail.com](mailto:nwleroads@gmail.com), including pictures. We are trying to fix the heavier traffic areas with the budget we have. Be patient because there is a lack of contractors and workers.

E. Lake and Dam – Tim Graham – A lot of activity on the lake. We've had complaints of unattended youth at the lake. Will be sending out OHP requirements on the lake. We are aware the lake gate is broken. The circuit board was hit by lightning. OG&E fixed their part but we are working on getting the circuit board fixed. Kids under 16 are not allowed to be at the lake without an adult.

### III. New Business

- A. Vacant Council Position – Nomination/Vote – Elaine Hays, Kyle Taylor, and Tim Graham’s term positions are up. There is also a vacancy. Elaine, Tim, and Kyle are willing to stay. Josh would like to have someone replace him. Susan makes a motion to approve renewal of Elaine, Kyle, and Tim. All in attendance approve, none opposed. Elaine, Kyle, and Tim are all approved.
- B. Resident question - Les Sheltman – Can we do something to improve the dock? Would like to extend the dock 10-15 feet and improve it. He will put together a proposal with costs.
- C. Resident question - Ken McDonald - What can the board do to hold people accountable for not following covenants? We will send a violation letter and try to work out with the homeowner. If it needs to go further and is a city violation we can report it to the city if it can’t be resolved. Also, what is the sheriff’s presence for? He is working off duty as security. He can enforce the law if there is harm being done to someone.
- D. Resident question - Josh & Heather Williams – Just moved in on Lakeshore Dr. On Alma, the trees are in the way. Who maintains that? Answer – county – Josh will reach out to Marc Hader and Eastwood to see if they have a contact to trim the trees.

#### IV. Executive Session

Not Published

- V. Adjourn – Josh motions to adjourn, John seconds. All in favor, none opposed. The motion was approved.