

# **Northwood Lake Estates Homeowners Association**

**August 9, 2022**

**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. Road Repairs
  - D. Spillway Repairs/Inspection
  - E. Dam Repairs/Inspection
  - F. Tree Trimming
  - G. Violation Letter(s)
  - H. Gate(s) - Repairs
  - I. Signage – Dock/Entrances/Street
  - J. Flooding at Lakeshore and Cyndelyn
  - K. Document Scanning
  - L. Special Projects
- V. New Business
  - A. Email Votes
  - B. Monthly Expenses Approval
  - C. Lake Shore
- VI. Executive Session
- VII. Adjourn

Board: Kyle Taylor, John Tate, Elaine Hayes, Susan Kimery, Jason Thomas,  
Josh Layman

**Northwood Lake Estates Homeowners Association**  
**August 9, 2022**  
**George Fina Municipal Building,**  
**314 Edmond Road, Piedmont, OK 73078**

**MINUTES**

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:06 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. Jason seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction

1. 14320 Locust Street – There is a stem wall for bricks. Their contractor bailed on them and they have hired a new contractor. They are waiting on materials now. They have about 60 days left before they hit a year and hope to have it finished.
2. 13541 Deer Creek Drive - Shane and Rhonda Thompson – House and shop – 3300 square foot, two story house – location and everything else looks good – aerobic septic, exterior color light yellow with white accent – shop is 30x40, no plumbing, small patio, light gray with dark gray wainscot, concrete floors, wood frame & trusses, 12' sidewalls – will have silt fence along back of property – All approve, none opposed – Both house and building approved

B. Treasurer

1. Checking \$ 136,105.38
2. Road Reserve \$173,534.26
3. Savings \$ 28,433.76
4. Petty Cash \$ 165.50
5. Total Cash \$ 338,238.90

C. Roads – A&B Proposal attached to minutes. – We have about \$150,000 to spend in order to keep a little for small repairs. Jason will look at cutting down the stretches that were quoted into smaller areas to patch. Jason will ask her what they can do within our budget

1. The crew filled potholes recently.
2. Josh makes a motion to approve up to \$20,000 for road repair on Marie Drive. Stacey seconds. All approve, none opposed. Motion passed.

D. Lake and Dam - None

IV. Old Business

- E. Security – 40 hours – Susan motions to approve 40 hours for security. John seconds. All approve, none opposed. Motion passed.

- F. Cameras – all doing ok
- G. Road Repairs – talked about above
- H. Spillway Repairs/Inspection - None
- I. Dam Repairs/Inspection - None
- J. Tree Trimming – None
- K. Violation Letter(s)
  - 1. 13033 Oak Hill – Stacey will send violation letter – Home owner is well over the time period for building his house. He has been given grace period and is over that time frame too.
- L. Gate(s) – Repairs – No new progress on the new gate. – Once the lake gate was fixed, they discovered the board for the gate on Cemetery was broken too. Parts for that gate are supposed to be here Friday.
- M. Signage – Dock/Entrances/Street – Signs for the lake are supposed to be ready next week.
- N. Flooding at Lakeshore and Cyndelyn - None
- O. Document Scanning - None
- P. Special Projects - None

#### V. New Business

##### A. Email Votes

##### B. Monthly Expenses Approval

- |                    |                         |
|--------------------|-------------------------|
| 1. HOA Services    | \$550.00                |
| 2. DKS Cellular    | \$30.95                 |
| 3. OG&E            | \$28.01                 |
| 4. OG&E            | \$109.49                |
| 5. Chris Sonaggera | \$1120.00               |
| 6. Civic Center    | \$30.00 July (not paid) |
| 7. Civic Center    | \$30.00 August          |
| 8. Winton Law      | \$100.00                |
| 9. Winton Law      | \$100.00                |
| 10. Winton Law     | \$266.64                |
| 11. OWRB           | \$350.00                |
12. Elaine motions to approve all expenses, John seconded. All approve, none opposed. The motion was approved.

##### C. Lake Shore – Kyle will follow up with Tim on talking to Micah. There is no rule against shoring up your shoreline.

- 1. There are no rules in the covenants about what material should be used for shoreline erosion. Home owner controls up to the water line.

##### D. ADA Accessible Dock – We’ve had a request to make the dock more accessible. Replacing the dock will help.

##### E. Dock at Lake – Jason resent the previous quote for a dock with the existing materials as well as a proposal to use composite material. We can spend \$2500-\$3000 to replace the walkway only. We can spend around \$11,000 to replace the walkway and all plastic pieces. Last option is to spend \$21,000 to replace it with a composite dock.

##### F. Home owner questions

1. What is the possibility of adding gates to cut down on the ATV, UTV, etc traffic coming from Northwood Village? A gate for the south side has previously been approved. Putting a gate there now would not be effective because people can drive around it. We are looking at options to make this happen.
2. Can you update website? Take Titian off the board, add the roads email ([nwleroads@gmail.com](mailto:nwleroads@gmail.com)) to the FAQ, take off Bob as the contact to volunteer for neighborhood watch.

## VI. Executive Session – Not needed

VII. Adjourn - Josh made a motion to adjourn. Jason seconded the motion. The meeting adjourned at 9:08 PM.

### **A&B Paving Proposal**

**Date:** 07/15/22

#### **Proposal submitted to:**

Northwood Lake Estates HOA  
ATTN: Jason Thomas  
nwleroads@gmail.com

**Job Location/Project:** Neighborhood Roads – Asphalt Replacement

#### *SPECIFICATIONS:*

Subgrade method B and compact (Grind existing asphalt back into subgrade, compact and proof roll to ensure stability of subgrade)\*

Install 3" Type B hot mix asphalt, compact and roll to finish

Bid includes testing by ROCA engineer

**\*Should soft spots be discovered, there will be an additional charge of \$4500 per material load for soil stabilization. (Material is CKD or Cement Kiln Dust.)**

#### **LA CRESTA**

Replace approx. 36,147-sf of damaged asphalt to above specifications

**La Cresta Price: \$ 114,941.00**

#### **STEVENS**

Replace approx. 6,345-sf of damaged asphalt to above specifications

**Stevens Price: \$ 35,139.00**

***OPTION: Replaced with La Cresta cost is \$19,035.***

**LAKESHORE**

Replace approx. 25,766-sf of damaged asphalt to above specifications

**Lakeshore Price: \$ 87,163.00**

***OPTION: Replaced with La Cresta cost is \$77,298.***

**NANCY ANN (East Section)**

Replace approx. 15,000-sf of damaged asphalt to above specifications

**Nancy Ann East Price: \$ 57,500.00**

***OPTION: Replaced with La Cresta cost is \$45,000.***

**MARIE (to 501 Nancy Ann)**

Replace approx. 20,165-sf of damaged asphalt to above specifications

**Marie Price: \$ 72,045.00**

***OPTION: Replaced with La Cresta cost is \$60,495.***

**Payment to be made as follows: Payment due within (5) days upon date of job completion.**

Estimate expiration: Valid for 30 days

***All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.***

**(Continued from Northwood Lake Neighborhood Roads)**

**Authorized Signature:**

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**Accepted of Proposal:**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will made as stated above.

\_\_\_\_\_ Date \_\_\_\_\_