

Northwood Lake Estates Homeowners Association

April 9, 2024

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. Outbuilding Application
 - B. Treasurer
 - C. Roads
 - D. Lake and Dam
- IV. Old Business
 - A. Security
 - B. Cameras
 - C. Road Repairs
 - 1. Leslie Drive and Azalea – Tinhorn Washout
 - 2. Oak Hill
 - 3. Cold Patch/Gravel – Gravel Request
 - D. Spillway Repairs/Inspection
 - E. Dam Repairs/Inspection
 - F. Tree Trimming
 - G. Violation Letter(s)
 - H. Gate
 - I. Signage – Dock/Entrances/Street
 - J. Document Scanning
 - K. Dock Revitalization
 - L. Insurance Renewal
- V. New Business
 - A. Email Votes
 - B. Monthly Expenses Approval
 - 1. Gate Repairs
 - C. Violation Letters
- VI. Executive Session
- VII. Adjourn

Board Present: Susan Kimery, Kyle Taylor, Elaine Hays, John Tate, Blake Smith, Ryan Burch

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MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:07 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. Outbuilding Application - Colten Leach - 14309 Northwood Drive – 2 lots – 24x40, 12 ft side walls with sitting 10 ft porch with support posts – gray and sandstone – proper offsets – no plumbing – All in favor, none opposed – Outbuilding approved

B. Treasurer

1. Checking Account \$115,592.04
2. Road Reserve \$ 123,404.54
3. Savings Account \$ 28,625.85
4. Petty Cash \$128.50
5. Total \$267,750.93

C. Roads

1. Kyle called a driveway company to come look at low water spillway. Wanting quote to fill cracks. Has not heard back from them.

D. Lake and Dam

1. Checking on someone to do ramp.
2. Quote for dock – Jerry's Dock Construction, Inc. – Total cost: \$42,578.00

IV. Old Business

A. Security - Ryan motions to approve 40 hours, John seconded. All in favor, none opposed. Motion approved.

B. Cameras - None

C. Road Repairs

1. Need gravel and cold patch – Susan motions to approve \$3,000 for cold patch and gravel, Blake seconds – All in favor, none opposed. Motion approved.
2. Leslie Drive and Azalea – Tindhorn Washout
3. Oak Hill
4. Cold Patch/Gravel – Gravel Request

D. Spillway Repairs/Inspection – Waiting on call from company to repair

E. Dam Repairs/Inspection - None

F. Tree Trimming - None

G. Violation Letter(s) - None

H. Gate – Repaired and working

I. Signage – Dock/Entrances/Street – Stop sign on south side

J. Document Scanning - None

K. Dock Revitalization - Above

L. Insurance Renewal – Signed an extension, they are not renewing our insurance – Looking for new company

V. New Business

A. Email Votes - None

B. Monthly Expenses Approval

1. Gate Repairs – RJ Fence & Decks \$1,085.00
2. OG&E \$125.50
3. OG&E \$32.29
4. Door King \$30.95
5. Verizon \$90.16
6. Chris Sonaggera \$1,400.00
7. HOA Services \$732.50
8. City of Piedmont \$30.00 (no invoice attached, monthly rental)
9. Winton Law \$212.50
10. Winton Law \$55.00
11. HOA Services \$133.16 (collections, pd by Homeowner)
12. Redlands \$1,502.91
13. Blake motions to approve all expenses, John seconded. All in favor, none opposed.
Motion approved.

C. Violation Letters - None

VI. Executive Session - None

VII. Adjourn - Ryan made a motion to adjourn. Susan seconded the motion. The meeting adjourned at 7:47 PM.