

Northwood Lake Estates Homeowners Association
August 13, 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 - 15500 Frisco Road
 - 2. Outbuilding – 14615 Blackjack
 - B. Treasurer
 - C. Roads
 - D. Lake and Dam
- IV. Old Business
 - A. Security
 - B. Cameras – Power cords
 - C. Road Repairs – Long-term plan
 - 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 – Antenna Replacements
 - I. Signage – Dock/Entrances/Street – STOP signs
 - J. Document Scanning
 - K. Dock Revitalization – Fence Extension/Warning Signs/Water Hazards
 - L. Insurance
- V. New Business
 - A. Email Votes
 - B. Monthly Expenses Approval – July & August
 - C. Violation Letters
 - D. Holiday Weekends
 - E. Priorities – Roads/Dock/Land
 - F. Landscaping
 - G. Budget
- VI. Executive Session
- VII. Adjourn

Board Present: Susan Kimery, Stacey Burris, Elaine Hayes, Kyle Taylor, Les Sheltman, Dan Dillenger, John Tate, Blake Smith

Northwood Lake Estates Homeowners Association

August 13, 2024

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

MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:03 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. Susan seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction

1. Outbuilding - 15500 Frisco Road – 30'x50' building – Color is light stone – Steel building, concrete floor – No drive – All approve, none opposed. Building approved
2. Outbuilding – 14615 Blackjack – 24'x40' building – Color similar to house – Steel building, concrete floor – plumbing for a sink only – All approve, none opposed. Building approved
3. Dock – 14433 Locust St – 20 ft off shoreline – All approve, none opposed. Dock approved

B. Treasurer

1. Checking Account \$137,492.23
2. Road Reserve \$128,936.37
3. Savings Account \$28,661.49
4. Petty Cash \$453.50
5. Total \$295,543.59

C. Roads – Dan has been filling holes. People aren't maintaining their driveways and ditches. This is not helping with the road problem. Would like to get some other people involved to help with filling holes.

1. Need a new load of cold patch and 2 loads of crusher run. Susan motions to approve up to \$6,000 to purchase cold patch and crusher run. Les seconded. All approve, none opposed. Approved.
2. Would be helpful to have a neighborhood trailer. All agree.
3. Ideas presented by Dan – Divide the neighborhood into quarters and have them work with the road's chair to work on their section of the neighborhood. Do a monthly/quarterly pothole filling day.
4. Need a yearly plan – What percentage will we spend on repairs and on replacing roads? Will use the road reserve budget to replace areas and buy cold patch/gravel with the general operating budget. Need to determine order of fixing the through roads (mostly traveled) being first. Then look at next level to fix after those are fixed. Will we stick with asphalt everywhere? Would chip and seal be better? Need to get quotes for asphalt vs. chip and seal and then make a decision.

5. Suggestion was made to change covenant to increase road assessment fee. Incremental increase each year for a set amount of time.
- D. Lake and Dam – Got another quote on the dock for \$53,000 installed.
 1. John tried to get another quote with no response.

IV. Old Business

- A. Security – John motions to approve 40 hours for July. Blake seconds. Motion approved. Susan motions to approve 40 hours for August. Stacey seconds. Motion approved.
- B. Cameras – Power cords – Solar panels don't keep up with the amount of pictures. John motions to approve up to \$150 for power cords for the cameras. Stacey seconded. All approve, none opposed. Motion approved.
- C. Road Repairs – Long-term plan - above
 - a. Leslie Drive and Azalea – Tinhorn Washout
 - b. Oak Hill
 - c. Cold Patch/Gravel – Gravel Request
- D. Spillway Repairs/Inspection – None
- E. Dam Repairs/Inspection - Blake will set up annual inspection.
- F. Tree Trimming – Oak Hill & Cemetary needs to be trimmed.
- G. Violation Letter(s) - None
- H. Gate – Antenna Replacements – Antenna extenders can be added to the coax to increase the power. Blake motions to approve up to \$1,000 to put in antenna extenders. Susan seconded. All approve, none opposed. Motion approved.
- I. Signage – Dock/Entrances/Street – STOP signs – Oak Hill & Cemetary – Oak Hill & Cyndelyn – Blake motions to approve up to \$500 for stop signs and materials. John seconded. All approve, none opposed. Motion approved.
- J. Document Scanning - None
- K. Dock Revitalization – Fence Extension/Warning Signs/Water Hazards – Kyle will get a quote to extend fence when he calls the fence company. Signs needed on the outside of the fence. Water hazard buoys, no wake zone buoys, reflective tape on the overflow pipe
- L. Insurance – No new options

V. New Business

- A. Email Votes
- B. Monthly Expenses Approval – July & August

1. July

a. OG&E	\$	125.10
b. OG&E	\$	32.26
c. Door King	\$	30.95
d. Verizon	\$	90.16
e. Chris Sonaggera	\$	1,400.00
f. HOA Services	\$	587.27
g. City of Piedmont	\$	30.00 (no invoice attached, monthly rental)
h. Winton Law	\$	150.00
i. Winton Law	\$	200.00
j. Winton Law	\$	185.75
k. Winton Law	\$	113.00
l. Winton Law	\$	50.00
m. Winton Law	\$	150.00

- | | | | |
|-----------------|----|--------|--------------------------------|
| n. Winton Law | \$ | 200.00 | |
| o. HOA Services | \$ | 133.18 | (collections, pd by Homeowner) |
| p. HOA Services | \$ | 150.00 | (collections, pd by Homeowner) |
| q. HOA Services | \$ | 133.18 | (collections, pd by Homeowner) |
| r. Pondscape | \$ | 280.00 | |
| s. Pondscape | \$ | 275.00 | |
| t. Pondscape | \$ | 475.00 | |
2. August
- | | | | |
|-------------------------|----|----------|---------------------------------------|
| a. OG&E | \$ | 141.07 | |
| b. OG&E | \$ | 32.26 | |
| c. Door King | \$ | 30.95 | |
| d. Verizon | \$ | 90.16 | |
| e. Chris Sonaggera | \$ | 1,400.00 | |
| f. HOA Services | \$ | 550.00 | |
| g. City of Piedmont | \$ | 30.00 | (no invoice attached, monthly rental) |
| h. Winton Law | \$ | 55.00 | |
| i. Winton Law | \$ | 171.64 | |
| j. Winton Law | \$ | 116.64 | |
| k. Redlands Contracting | \$ | 1,684.28 | |
| l. Pondscape | \$ | 475.00 | |
| m. Pondscape | \$ | 275.00 | |
| n. HOA Services | \$ | 193.63 | (collections, pd by Homeowner) |
| o. HOA Services | \$ | 150.00 | (collections, pd by Homeowner) |
| p. HOA Services | \$ | 133.18 | (collections, pd by Homeowner) |
| q. HOA Services | \$ | 150.00 | (collections, pd by Homeowner) |
| r. HOA Services | \$ | 133.18 | (collections, pd by Homeowner) |
| s. HOA Services | \$ | 150.00 | (collections, pd by Homeowner) |
3. John motions to approve July & August expenses, Blake seconded. All in favor, none opposed. Motion approved.
- C. Violation Letters - None
D. Holiday Weekends - None
E. Priorities – Roads/Dock/Land – Roads – above
F. Landscaping - None
G. Budget - None

VI. Executive Session – Not needed

VII. Adjourn - John made a motion to adjourn. Stacey seconded the motion. The meeting adjourned at 9:14 PM.