

# Northwood Lake Estates Homeowners Association

April 11, 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
  - C. Road Repairs
    1. Leslie Drive and Azalea – Tinhorn Washout
    2. 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
  - B. Monthly Expenses Approval
- VI. Executive Session
- VII. Adjourn

Board Present: Kyle Taylor, Elaine Hays, John Tate, Josh Layman, Stacey Burris, Ryan Burch

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## MINUTES

### I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:08 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. Fence – 15800 Leslie Dr – Adam Williams – All approve
2. Fence – 13501 Lakeshore – Tim Graham – All approve
3. Fence – 15525 Mill Rd – Andrew Payne – All approve
4. Fence – 15545 Azalea Ave – Maria Cisneros – All approve

#### B. Treasurer

1. Checking \$110,350.07
2. Road Reserve \$60,758.50
3. Savings \$28,458.70
4. Petty Cash \$51.00
5. Total Cash \$199,618.27

#### C. Roads

1. Spillway to Frisco – Repair potholes – over 4,000 square feet, 85 tons - A&B Quote \$39,750
2. Azalea/Leslie Dr – Erosion repair – extend tinhorn 5 feet with a 6"arch pipe & install 16'x10' concrete patch to enlarge radius and build erosion area – A&B Quote \$9,800
3. Items 1&2 put on hold for more information from A&B.
4. Get cold patch from Redlands – Josh made a motion to approve \$2,500 for cold patch, John seconded. All in favor, none opposed. Motion approved.

#### D. Lake and Dam

1. Inspection report recommendation – keep maintenance records
2. Spillway – crack seal for cracks – use diamond plates over the existing plates – no quote yet

### IV. Old Business

- A. Security - 32 hours for this month – Josh motions to approve 32 hours, Ryan seconded. All in favor, none opposed. Motion approved.
- B. Cameras – Kyle will call Verizon to get the cameras up.
- C. Road Repairs - Above
  - a. Leslie Drive and Azalea – Tinhorn Washout
  - b. 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 – Insurance company needs pictures from the elderly woman’s accident. Kyle sent pictures.
- I. Signage – Dock/Entrances/Street – A stop sign was taken. John had an extra and put it up.
- J. Document Scanning - None
- K. Covenant Change Request – will got to Shante Smith with changes
- L. Land on NW Expressway - None
- M. Lot Split Block 35, Lot 5 (1978) - None

V. New Business

A. Email Votes - None

B. Monthly Expenses Approval

- 1. OG&E \$100.97
- 2. OG&E \$32.28
- 3. Door King \$30.95
- 4. Chris Sonaggera \$1,120.00
- 5. HOA Services \$651.20
- 6. City of Piedmont \$30.00 (no invoice attached, monthly rental)
- 7. Winton Law \$313.50
- 8. SRB Engineering \$5,000.00

Josh motions to approve all expenses, John seconded. All in favor, none opposed. The motion was approved.

VI. Executive Session - None

VII. Adjourn - Josh made a motion to adjourn. Ryan seconded the motion. The meeting adjourned at 8:10 PM.