

**Northwood Lake Estates Homeowners Association**  
**October 10, 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
  - B. Treasurer
  - C. Roads
  - D. Lake and Dam
- IV. Old Business
  - A. Security
  - B. Cameras
    - 1. Arlo Secure Subscription
  - C. Road Repairs
    - 1. Leslie Drive and Azalea – Tinhorn Washout
    - 2. Oak Hill
    - 3. Cold Patch/Gravel
  - D. Spillway Repairs/Inspection
  - E. Dam Repairs/Inspection
  - F. Tree Trimming
  - G. Violation Letter(s)
  - H. Gate – Return to Normal Operation Plan/Schedule
  - I. Signage – Dock/Entrances/Street
  - J. Document Scanning
  - K. Dock Gate Repair
- V. New Business
  - A. Email Votes
  - B. Monthly Expenses Approval
  - C. Violation Letters
- VI. Executive Session
- VII. Adjourn

Board Present: Susan Kimery, John Tate, Kyle Taylor, Elaine Hayes, Ryan Burch

**Northwood Lake Estates Homeowners Association**  
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**MINUTES**

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:05 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. Susan seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction

1. Ricki & Marilyn Sattre – 14856 LaCresta Dr – 2 lots – 30x40 outbuilding – 2 ft sidewall – cement floor – metal construction, brown same as house – no plumbing – need erosion control plan – All in favor, none opposed – Approved
2. Albert Starry – 13201 Jamaica Ct – wanting to build 18x26 outbuilding – will get plans drawn up and will bring in construction approval form at a later date

B. Treasurer

1. Checking Account \$160,214.68
2. Road Reserve \$68,397.32
3. Savings Account \$28,554.18
4. Petty Cash \$31.00
5. Total \$257,197.18

C. Roads – Pot hole on Linden was reported and will fill it. Working on a solution for the tinhorn washout.

D. Lake and Dam – Looked at rip-rap – measured for the metal plates on spillway

IV. Old Business

A. Security - Susan motions to approve 44 hours, John seconded. All in favor, none opposed. Motion approved.

B. Cameras

- a. Arlo Secure Subscription – 2 options to pay – credit card or paypal

C. Road Repairs

1. Leslie Drive and Azalea – Tinhorn Washout - Above
2. Oak Hill - None
3. Cold Patch/Gravel - None

D. Spillway Repairs/Inspection - Above

- E. Dam Repairs/Inspection - None
- F. Tree Trimming - None
- G. Violation Letter(s) - None
- H. Gate – Return to Normal Operation Plan/Schedule – Working on turning gate back on – will close it this weekend to get people used to the gate working again – will post on Facebook – will be closed 10 PM to 9 AM & 2 PM to 4 PM weekdays and 10 PM to 9 AM on weekends
- I. Signage – Dock/Entrances/Street – Oak Hill & Leslie signs are missing
- J. Document Scanning - None
- K. Dock Gate Repair – Gate company repaired for \$500 while they were fixing the other gate

V. New Business

A. Email Votes - None

B. Monthly Expenses Approval

- |   |   |
|---|---|
| 1. OG&E   | \$108.06                                      |
| 2. OG&E   | \$32.29                                       |
| 3. Door King  | \$30.95                                       |
| 4. Verizon  | \$90.16                                       |
| 5. Chris Sonaggera  | \$1,540.00                                    |
| 6. HOA Services   | \$550.00                                      |
| 7. City of Piedmont   | \$30.00 (no invoice attached, monthly rental) |
| 8. Winton Law   | \$523.50                                      |
| 9. Pondscape  | \$315.00                                      |
| 10. Pondscape   | \$1,237.50                                    |
| 11. Pondscape   | \$425.00                                      |
| 12. RJ Fence  | \$20,338.00                                   |
| 13. RJ Fence  | \$465.00                                      |
| 14. HOA Services  | \$202.82 (Collections -pd by Homeowner)       |
| 15. John motions to approve all expenses, Elaine seconded. All in favor, none opposed. Motion approved. |   |

L. Violation Letters - None

VI. Executive Session - None

VII. Adjourn - Ryan made a motion to adjourn. John seconded the motion. The meeting adjourned at 7:49 PM.