

Northwood Lake Estates Homeowners Association
February 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
 - 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
- V. New Business
 - A. Email Votes
 - B. Monthly Expenses Approval
 - C. Violation Letters
 - D. Boat Decals
 - E. Insurance Renewal

VI. Executive Session

VII. Adjourn

Board Present: Susan Kimery, Kyle Taylor, Elaine Hayes, Blake Smith, Ryan Burch

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MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:10 PM. A quorum was determined.

II. Consent Docket (Minutes and Financials)

Reading of the consent docket was waived. Blake made a motion to approve the consent docket. Elaine seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction - None

B. Treasurer

1. Checking Account \$ 118,031.74
2. Road Reserve \$ 112,193.86
3. Savings Account \$ 28,590.19
4. Petty Cash \$128.50
5. Total \$ 258,944.29

C. Roads – Susan motions to approve \$3500 for cold patch and gravel, Blake seconds. All in favor, none opposed. Motion approved.

D. Lake and Dam

1. Dam inspection has been done. Have not received an invoice yet. There were a few recommendations. We will complete the work once it is warmer.
 - a. Susan motions to approve \$5,000 for rip rap for the dam, Ryan seconds. All in favor, none opposed. Motion approved.
2. Ryan will look into options for road repairs.
3. Mark McCollough emailed regarding the traffic below the dam and concern about the new sod/grass we planted. She told him we are doing what we can to prevent it, but that she would bring it up at the next meeting. He said if he can help do anything to prevent it, let him know.
 - a. Blake will post a reminder on Facebook.

IV. Old Business

A. Security - Blake motions to approve 36 hours, Ryan seconded. All in favor, none opposed. Motion approved.

B. Cameras – working

C. Road Repairs

- b. Leslie Drive and Azalea – Tinhorn Washout
- c. Oak Hill
- d. Cold Patch/Gravel – Gravel Request - Marquardts - 14205
Locust St - requested gravel for their cul-de-sac in a note included with their road assessment fee. We voted to not supply it last year, but I drove by it and it is shallow in some spots.
- See above approval

D. Spillway Repairs/Inspection – Above

E. Dam Repairs/Inspection - Above

F. Tree Trimming - None

G. Violation Letter(s) - None

H. Gate – Chain broken – On the schedule for the repairmen to come fix it.

I. Signage – Dock/Entrances/Street – Put No Trespassing sign by dock area

J. Document Scanning - None

K. Dock Revitalization – Blake will start looking into options for a new dock. Will also need to look at fencing to restrict access to the dock area. Will also talk about fencing on east side of lake to restrict speed coming up and down.

V. New Business

A. Email Votes

B. Monthly Expenses Approval

C. 1. OG&E \$125.59

2. OG&E \$32.29

3. Door King \$30.95

4. Verizon \$90.16

5. Chris Sonaggera \$1,260.00

6. HOA Services \$571.40

7. City of Piedmont \$30.00 (no invoice attached, monthly rental)

8. Winton Law \$196.64

9. HOA Services \$133.16 (collections, pd by Homeowner)

10. HOA Services \$150.00 (collections, pd by Homeowner)

11. HOA Services \$133.16 (collections, pd by Homeowner)

12. HOA Services \$150.00 (collections, pd by Homeowner)

13. Reflective Edge \$358.46 (per email, EH to get invoice)

14. OWRB \$75.00

15. Blake motions to approve all expenses, Ryan seconded. All in favor, none opposed. Motion approved.

D. Violation Letters - None

E. Boat Decals – Approved order for new decals

F. Insurance Renewal

- 1. Stacey doesn't have the new insurance policy quote yet and will have to get that approved between meetings most likely as it is usually due right around the time of the March meeting.

- a. Blake motions to approve up to \$15,000 to renew insurance, Ryan seconds. All in favor, none opposed. Motion approved.

VI. Executive Session - None

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