

Northwood Lake Estates Homeowners Association
September 13, 2022
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
 - D. Spillway Repairs/Inspection
 - E. Dam Repairs/Inspection
 - F. Tree Trimming
 - G. Violation Letter(s)
 - H. Gate(s) - Repairs
 - I. Signage – Dock/Entrances/Street
 - J. Flooding at Lakeshore and Cyndelyn
 - K. Document Scanning
 - L. Special Projects
- V. New Business
 - A. Email Votes
 - 1. Gate repairs
 - B. Monthly Expenses Approval
 - C. Private Road Sign Vandalism
 - D. 14701 Westlake Drive
- VI. Executive Session
- VII. Adjourn

Board: Kyle Taylor, John Tate, Josh Layman, Jason Thomas, Tim Graham,
Elaine Hays

Northwood Lake Estates Homeowners Association
September 13, 2022
George Fina Municipal Building,
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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. John made a motion to approve the consent docket. Jason seconded. All in favor, none opposed. The motion was approved.

A. New Board Member – Ryan Burch – John made a motion to approve Ryan Burch as a new board member, Jason seconded. All approve, none opposed. Motion passed.

III. Reports

A. Architecture and Construction

1. 13717 Oak Hill Dr – Paul Hood – 30x30 outbuilding – All approve, none opposed. Outbuilding approved.
2. Copeland – 14701 Westlake Dr - Clarification on boat dock

B. Treasurer

C. Roads – Proposal & Acceptance papers from A&B Paving for roadwork attached to minutes

1. Josh makes a motion to approve up to \$20,000 for road repair on LaCresta. Tim seconds. All approve, none opposed. Motion passed.
2. John makes a motion to approve up to \$20,000 for road repair on Nancy Anne. Tim seconds. All approve, none opposed. Motion passed.
3. Jason makes a motion to approve up to \$20,000 for road repair on Lakeshore. John seconds. All approve, none opposed. Motion passed.
4. All money for road repairs mentioned above will come from the road budget.
5. Will continue to fill potholes before weather gets bad. Will check on a day crew for potholes.

E. Lake and Dam – Mr. Dansbe will no longer inspect the dam. Tim said he will be let go via Mr. Hollingsworth. We will need to get someone else to inspect the dam.

IV. Old Business

- A. Security - 40 hours – Tim motions to approve 40 hours for security. Josh seconds. All approve, none opposed. Motion passed.
- B. Cameras - None
- C. Road Repairs – See Above
- D. Spillway Repairs/Inspection – See Above
- E. Dam Repairs/Inspection - None
- F. Tree Trimming – Alma & Frisco needs trimmed – Tim will trim the trees.
- G. Violation Letter(s) – Letter to Morgan on Oak Hill was sent. He has gotten dirt and gravel dumped.
- H. Gate(s) – Repairs – All boards were fried and replaced at boat ramp and Cemetary gates.
- I. Signage – Dock/Entrances/Street – Boat dock signs are up.
- J. Flooding at Lakeshore and Cyndelyn – Jim Wilkerson will have to have a ditch cut through his property.
- K. Document Scanning - None
- L. Special Projects - None

V. New Business

A. Email Votes - None

- a. Gate repairs – See Above

B. Monthly Expenses Approval

- | | |
|---|---|
| 1. OG&E | \$104.36 |
| 2. OG&E | \$28.01 |
| 3. Door King | \$30.95 |
| 4. Chris Sonaggera | \$1,400.00 |
| 5. HOA Services | \$570.85 |
| 6. Redlands Contracting | \$1,533.07 |
| 7. HOA Services | \$93.90 |
| 8. Winton Law | \$262.50 |
| 9. Winton Law | \$262.50 |
| 10. Winton Law | \$167.50 |
| 11. Pondscape Design | \$400.00 |
| 12. Pondscape Design | \$630.00 |
| 13. RJ Fence & Decks | \$650.00 |
| 14. RJ Fence & Decks | \$400.00 |
| 15. RJ Fence & Decks | \$615.00 (already paid 09/01/22 with email approval) |
| 16. RJ Fence & Decks | \$1,685.00 (already paid 09/01/22 with email approval) |
| 17. RJ Fence & Decks | \$2,050.00 (already paid 09/01/22 with email approval) |
| 18. J. Thomas Construction | \$450.00 |
| 19. Marshall Printing | \$777.50 (already paid 09/01/22, with prior board approval) |
| 20. USPS | \$74.00 |
| 21. City of Piedmont | \$30.00 (no invoice attached, monthly rental) |
| 22. Josh motions to approve all expenses, Jason seconded. All approve, none opposed. The motion was approved. | |

- C. Private Road Sign Vandalism – The swim area sign was spray painted. Will have to replace. Will send to Susan and have Stacey file a police report.

- D. 14701 Westlake Drive – Boat dock already discussed above.
- E. Vote on HOA Service of OK Contract – Stacey was not present at the meeting
 - 1. Josh made a motion to continue using HOA Services of OK for management services. Jason seconded. All approve, none opposed. Motion approved.
- F. Westside remove vegetation at low water crossing – drain needs to be cleaned out – Josh made a motion to clean out drain, John seconded. All approve, none opposed. Motion approved.

VI. Executive Session – Not needed

VII. Adjourn – Tim made a motion to adjourn. Josh seconded the motion. The meeting adjourned at 8:09 PM.

A&B Paving

Date: 09/16/22

Proposal submitted to:

Northwood Lake Estates HOA
ATTN: Jason Thomas
nwleroads@gmail.com

Job Location/Project: Neighborhood Roads – BIENNIAL Asphalt Repair

BIENNIAL Asphalt Repair

Remove up to approx. 3,500-sf of damaged asphalt paving and compact subgrade
Install 3" Type S-4 asphalt paving

Biennial Pricing at \$25,000 per mobilization

****Locations must be on one side of the lake. Additional \$500 to mobilize on both sides of the lake.**

Payment to be made as follows: Payment due within (5) days upon date of job completion.

Estimate expiration: Valid biennial. If costs go up, A&B Paving will provide a 30 day written notice.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Authorized Signature:

Rachel McNeill/A & B Paving Maintenance

Accepted of Proposal:

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will made as stated above.

Authorized Signature _____ Date of Acceptance _____