

Northwood Lake Estates Homeowners Associations

March 12, 2019

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. Roads
 - C. Lake and Dam
- IV. Old Business
 - A. Oil Well (new)
 - B. Boat decals (large numbers)
 - C. Security
 - 1. Boat ramp
 - 2. Cameras
 - D. Boat ramp gate
- V. Executive Session
 - Not Published
- VI. New Business
- VII. Adjourn

Attendance (Board): Elaine Hayes, Jeff Johnson, Johnnie Tate, Stacey Burris, Josh Layman

Attendance (Residents): George Biggs

Meeting Minutes

March 12, 2019

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:01 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes from the February meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. Johnnie Tate made a motion to accept the consent docket and was seconded by Trisha Parker. There were no objections and the motion was approved.

III. Reports

A. Architecture and Construction

- Kyle was not in attendance but reported via email that he has no new applications for construction.

B. Roads

- Chris was not in attendance but reported via email that poor weather conditions and scheduling conflicts prevented any additional work on the roads this last month. As weather improves he will take every opportunity possible to work on roads.
- Chris will also address some additional work needed with our contractor, Gorman Paving.

C. Lake and Dam

- Johnnie has no bids on landscaping yet. He's having trouble connecting with companies who want to bid to put in sod on the back side of the dam and mow twice per year.
- He has two bids for the pipe and cable fence and gates to keep traffic off the back side of the dam. One is for \$10,500. He has another for \$18,500. He is working to collect more bids so we can review more options.
- John has a tentative bid for repair of the spillway at \$25,500. More work needs to be done to collect more bids, this is just an update that progress is being made. We also need to wait until the water level goes down before we can commence repair anyway, so John will continue to seek out bids.
- Josh is going to secure 3 quotes for a truck load of sod to help us gauge costs.

IV. Old Business

A. Oil Well

- Native Exploration is not responding to calls from the board.
- Josh reported that a new well is going in on 164th and Cemetery behind Kyle's house, southeast corner of the field. It is staked which means work will begin soon.
- Josh is suggesting that we consider selling water to help offset maintenance costs for the neighborhood, especially the dam and the spillway. Lakes in our area have already done this with great profit. We discussed that we need to review detailed proposals on how that would work and what our liability would be in the event of an issue with the water distribution and/or the frac in general.

- Josh brought up the need to notify the neighborhood about water well testing. We'll draft an email/post to Facebook to encourage the neighborhood to test their wells.
- B. Boat decals
- Elaine has four large decals left and needs to order more. Josh made a motion for up to \$250 for new large boat decals. Stacey Burriss seconded the motion. There were no questions and the motion was approved.
- C. Security
1. Boat ramp
 - We will hold off one more month before starting security.
 2. Cameras
 - No additional information on cameras just yet.
- D. Boat Ramp Gate
- We don't need any extra phone lines. Door King offers a program for a cellular receiver for \$29/month allowing 60 transfers per month. Any download/upload of data counts as one transfer. The only thing the enhanced Door King offering won't do is notify the admins when the gate is open or closed.
 - Josh has a quote for a peer-to-peer system that would allow us to have a second gate at the boat ramp on the same system. The quote also included repair of the existing fence which has several holes/issues.
 - Josh made a motion for \$2,500 for installation of a locking mechanism and peer-to-peer system to interact with the existing key fob system. John made a motion to approve \$2,000 to repair the fence and gate at the lake. There were no questions on either and the motions were approved.
- E. Room Rental/City of Piedmont
- The City submitted an invoice for \$300 for the 2019 room agreement. The invoice reflects March – December. Stacey will issue payment tomorrow.
- F. Key Fobs
- We will issue an email and newsletter notifying the neighborhood of the final rules and costs for the fobs. Our next step is to order the first batch of 600 to complete the installation of the gate, programming and distribution of the fobs. We'll ask residents to come to the meetings to prove residency and collect their fobs.

There was no executive session and no new business.

VII. Adjourn

[Stacey Burriss](#) made a motion to adjourn. [Jeff Johnson](#) seconded the motion. There were no objections and the motion was approved. The meeting concluded at 8:41 pm.