

Northwood Lake Estates Homeowners Association

October 12, 2021

**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. Spillway Repairs/Inspection
 - D. Dam Repairs/Inspection
 - E. Spillway/Road Acquisition
 - F. Tree Trimming
 - G. Violation Letter(s)
 - H. Gate(s)
 - I. Signage – Dock/Entrances/Street
 - J. Flooding at Lakeshore and Cyndelyn
 - K. Document Scanning
 - L. Special Projects
 - M. Boulder Landscaping
 - N. August Complaint Letter Response
 - O. LaCresta Court
 - P. Proposed Covenant Change - Daycares
- V. New Business
 - A. Email Votes
 - B. Service Contract Renewal
- VI. Executive Session
 - A. Vice-Chair
- VII. Adjourn

Josh Layman, Stacey Burris, Kyle Taylor, Elaine Hayes, Jason Thomas, John Tate, Tim Graham

Northwood Lake Estates Homeowners Association

October 12, 2021

**George Fina Municipal Building,
314 Edmond Road, Piedmont, OK 73078**

MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:07 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. Elaine seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction

1. 13532 LaCresta Drive - 30x15x14 building on 2 lots – garage door, white walls, black roof, black wainscot, cedar shutters – Josh will drive by and draw up the erosion sediment – will say 18” tinhorn required – no plumbing – Approved

B. Treasurer

1. Checking \$135,457.63
2. Road Reserve \$ 133,163.82
3. Savings \$ 28,423.14
4. Petty Cash \$68.00
5. Total Cash \$297,112.59

C. Roads

1. Meeting with Howard. He did Deer Creek and the road is already failing. We need to maintain, not just pave. There is a machine that will repair the cracks so that water can't get into the road and make potholes. Have another pothole fill set up for October 23rd. A crew of baseball players and wrestlers will work on the major areas. Howard would prefer to do a big stretch of roads. \$31/linear foot is what he suggests. (1/2 mile at \$31/linear foot is \$81,000 – looking at \$1.8 million to do all the roads) \$25.50/linear foot for the cheaper option which is what we have done in the past.
 - a. Drainage is an issue and the reason why the roads are failing. Oak Hill keeps washing out because there are no tin horns there to drain the water when it rains.
 - b. See if we can find someone that will work on the drainage and then patch the problem areas.
 - c. Kyle asked Tim how to identify spots that need drainage. Tim says to look where there is debris in the road.
 - d. New email is nwleroads@gmail.com – This email can be used for any road issues. Put post on Facebook telling people to send an email with areas that have flooding issues on the road and potholes with a picture and location.
 - e. John asks if they can put signs up on the 23rd too. Jason says they will take care of the signs.

- D. Lake and Dam – Went over rules with Micah for spray applications. – Further discussion tabled to next meeting.

IV. Old Business

- A. Security – Had 32 hours last month. It's getting cooler and there are 3 more home games. Let's cut back to 24 hours until the next meeting. John made a motion to approve 24 hours, Stacey seconds. All in favor, none opposed. The motion is approved.
- B. Cameras – Up and running – Do we want to do unlimited photos? You get 100 for free, after that you pay. Total would be \$240/year.
 1. Stacey says there have been questions about the buses so looking at the cameras may help answer some of the questions. Superintendent White told us we were not allowed to issue key fobs to the bus drivers. Kids on the bus are using theirs to open the gate which is beyond our control.
 2. Kyle will renew.
- C. Spillway Repairs/Inspection - None
- D. Dam Repairs/Inspection – None

1. Dam inspection needs to be done. We shoot for October but it is usually done by December. Dansby does inspection. Don't need approval since it has to be done. \$1,000 is the charge for the inspection and it is reported to the OWRB.
- E. Spillway/Road Acquisition – Complete
1. Josh asked about the invoice. Stacey is mailing check tomorrow.
- F. Tree Trimming - None
- G. Violation Letter(s)
1. Mowing – front yard continues to be mowed, backyard still unkept
- H. Gate(s) – None – Not trying to put in a new gate at the time.
- I. Signage – Dock/Entrances/Street - None
- J. Flooding at Lakeshore and Cyndelyn – Talked about with roads
- K. Document Scanning - None
- L. Special Projects - None
- M. Boulder Landscaping – Landscaping not approved
- N. August Complaint Letter Response - None
- O. LaCresta Court – Talked to Wiedemann. The road does give access to the property. The actual property line is in the creek. The owner has access to his property. There is a basketball court in the way so it would need to be removed. There is no way to contact the owner.
- P. Proposed Covenant Change – Daycares – Winton sent back new wording. The wording “annoyance or a nuisance” is very vague and could be problematic. Stacey asks how we are going to regulate if there are more than 7 kids in the daycare. Jason & Tim suggest adding a clause saying if there is a business that they have to provide a license and proof of general liability insurance annually.
1. Josh asked if we would need to ask for a license for drivers on our private roads. Stacey said there are not specific complaints made on a person driving without a license.
 2. Elaine points out that there can't be employees. It needs to be consistent with the law. You are limited to so many kids per person. So the covenants need to match up with the law.
 3. Kyle says take nuisance off at the end because it is redundant.
 4. Little Blessings is the name of the daycare. She is approved for up to 12 kids with 2 caregivers. Location still shows Surrey Hills as her location.
 5. Kyle recommends removing nuisance at the end and make sure that 7 children aligns with no employees or staff. Josh recommends saying nuisance as defined by the City of Oklahoma City ordinance. Stacey sending Winton an email asking him to change to say “nuisance as defined by the City of Oklahoma City ordinance”. Stacey will also ask if she is required to have another employee or staff member for 7 kids. Also get clarification on why he added no employees.
- V. New Business
- A. Email Votes - None
 - B. Service Contract Renewal – Stacey left for the service contract renewal vote. made a motion to approve the service contract, seconded the motion. All in favor, none opposed. The motion was approved.
- VI. Executive Session
- A. Not Published
- VII. Adjourn
- made a motion to adjourn. seconded the motion. The meeting adjourned at PM.