

Northwood Lake Estates Homeowners Association

August 11, 2020

**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
 - 1. Plumbing
 - 2. Shop
- B. Treasurer
- C. Roads
- D. Lake and Dam

IV. Old Business

- A. Security
- B. Cameras
- C. Spillway Repairs
- D. Dam Repairs
 - 1. Riprap
 - 2. Overflow Pipe
 - 3. Seepage Area
- E. Spillway/Road Acquisition
- F. Violation Letters
 - 1. Clothesline
 - 2. Outbuilding/Playhouse
- G. ATVs
- H. Gate(s)
- I. Signage – Dock/Entrances/Street/ATVs
- J. Special Projects

V. New Business

- A. Email Votes
 - 1. Dam Mowing
 - 2. Clearing Plan
- B. Oak Hill Sign

VI. Executive Session

Not Published

VII. Adjourn

Council Attendees: Johnnie Tate, Stacey Burris, Titian Burris, Josh Layman, Chris Hendrickson, Jeff Johnson, Elaine Hayes

Resident Attendees: Mark and Melissa Sharp

MEETING MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:04 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

Reading of the minutes was waived. There were no additions or corrections noted. Trisha Parker made a motion to accept the consent docket and was seconded by Johnnie Tate. There were no objections and the motion was approved.

III. Reports

A. Architecture and Construction

1. Plumbing - Bonnie Miller plumbing in shop. It was installed hoping the covenants would change or maybe the council will change and the rule against plumbing would change. An application for plumbing was denied.
2. Shop – Clarification was requested on how big the overhang is. Council is concerned about inclusion of a carport in the design.
3. Shop – submitted by Mark and Melissa Sharp, plans are all within guidelines. Approved.

B. Treasurer

1. \$110,836 in checking, road assessment is \$133,164 – Total is \$262,532 total with petty cash and savings.
2. Revised budget submitted with more detail. Josh made a motion to approve, Titian seconded. It was approved.

C. Roads

1. Potholes are being addressed. In a few weeks we should have an excavator out here to start re-working problem areas so we can re-do the base.
2. Chris will hold off on securing bid proposals for a few months. Lead time on bid proposal approval to activation is typically 60 days.

D. Lake and Dam

1. Dam area has been mowed – new contractor did a great job. Skid steer approach is definitely the way to go moving forward. The goal is to have this done a minimum of 2 times, max of 3 times a year, which is budgeted.
2. SRB engineering (engineer that did Falcon Lake) submitted a proposal for inspection and plans. Camden Contracting provided additional thoughts and a proposal to survey and coordinate the project. Council needs additional information before we can determine next steps.
3. Titian will contact OWRB to have them come out and discuss issues/options.
4. Titian will contact SRB for more details, specifically on geotechnical services and expected costs.

IV. Old Business

A. Security

1. Trisha made a motion for 28 hours of security. Stacey seconded the motion. It was approved.

B. Cameras

1. Cameras are on and producing unlimited pictures.
2. Jeff also has access for review.

C. Spillway Repairs

1. A civil engineer came out to look at the spillway. He is preparing plans for repair. We should have those in a few days for review.

D. Dam Repairs – tabled until we get an inspection and plan from a qualified engineer

1. Riprap
2. Overflow Pipe

3. Seepage Area
- E. Spillway/Road Acquisition
 1. The land purchased will be added to the NWLE HOA via legal description in the covenants.
 2. We still need to move the water easement in keeping with the MOA and to protect the new land owners and HOA residents.
 3. Chris asked that we discuss with Bob Deily before we proceed with next steps.
- F. Violation Letters
 1. Clothesline – a complaint was file and violation letter issued related to a clothesline in a yard.
 2. Outbuilding/Playhouse – We had a request for a covenant violation letter related to an estimated 8x10 children’s playhouse. The complaint was that it was a second out-building. This was discussed and determined that a children’s playhouse does not qualify as a second outbuilding. No violation letter will be issued.
- G. ATVs
 1. No discussion. Left on agenda as a standing discussion topic.
- H. Gate(s)
 1. Fobs have been purchased and programmed.
 2. Josh cancelled the maintenance program because we have not had any major recurring issues. Anything that has come up Josh has handled no problem.
- I. Signage – Dock/Entrances/Street/ATVs
 1. ATV Signage - Marshall Printing can do aluminum bottom riders for (double-sided, laminated), width + 12” tall for \$40 per rider. Mounting with tabs on inside of post for \$25 each. Estimated cost for four signs is \$260, still need firm quote and mock-up. More details will be sent when mock-up is received.
 2. Mark Marshall is interested in discussing a sign maintenance contract. He still needs to connect with Titian for details.
- J. Special Projects – no discussion

V. New Business

- A. Email Votes
 1. Dam Mowing – approved via email for \$1,000. Work is complete.
 2. Clearing Plan – no plan/costs required.
- B. Oak Hill Sign
 1. This sign was backed over. We will need to replace the entire sign. Cost estimate TBD.
- C. John received a call regarding removing vegetation at the water line. He asked about spraying with chemical or other removal efforts. The council is against the use of chemicals and it is believed that removal of any vegetation at the water line has to be approved by OWRB and a permit issued before work is done. John will communicate with the homeowner.

VI. Executive Session

Not Published

VII. Adjourn

Johnnie made a motion to adjourn. Elaine seconded the motion. The meeting was adjourned at 9:25 PM.