

Northwood Lake Estates Homeowners Association
February 9, 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 – Oakhill
 - G. Violation Letter(s)
 - H. ATVs
 - I. Gate(s) – Open Non-School
 - J. Signage – Dock/Entrances/Street/ATVs
 - K. Flooding at Lakeshore and Cyndelyn
 - L. Storage Unit/Document Scanning
 - M. Special Projects
- V. New Business
 - A. Email Votes
 - B. Water issue at 13057 Oak Hill

VI. Executive Session

VII. Adjourn

Council attendees: Kyle Taylor, Elaine Hayes, Johnnie Tate, Trisha Parker, Josh Layman, Chris Hendrickson, Titian Burris

Resident attendees: n/a

MEETING MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:03 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

Minutes have not been provided due to issues with the recording of the last meeting. These will be supplied prior to the next meeting for approval. [Johnnie Tate](#) made a motion to accept the financials and was seconded by [Josh Layman](#). There were no objections and the motion was approved.

III. Reports

- A. Architecture and Construction
 - a. Application for a 30x30 shop submitted at 13500 Nancy Ann. All within guidelines. The application was approved.
- B. Treasurer – no report
- C. Roads
 - a. Chris completed a couple patches on Oak Hill by Frisco.
 - b. It has been too cold to do much else.
- D. Lake and Dam
 - a. Report below

IV. Old Business

- A. Security
 - a. We are approved for 16 hours per month through April.
- B. Cameras
 - a. Gate camera is not working. Kyle will correct asap.
- C. Spillway Repairs/Inspection
 - a. See below
- D. Dam Repairs/Inspection
 - a. We have application paperwork back from SRB for the seepage control. Titian has some questions as some details are missing based on previous discussions. His hope is to have this finalized and ready to move forward within the next 1-2 months.
- E. Spillway/Road Acquisition
 - a. Documents prepared by Crafton Tull detailing the total land purchase (Attachment A), the details of Tract 1 (Attachment C), details of Tract 2 (Attachment E) and details of Tract 3 (Attachment G) which is the NWLE HOA land were presented for review.
 - b. The owners of Tract 1 & 2 are asking that the northern boundary of their land be moved 17 feet to be at the current water's edge. The covenants currently state that lake lot owners control the shoreline to the water's edge so this doesn't change the control of the land at all.
 - c. Per legal counsel, rather than paying thousands of dollars to re-plat the neighborhood in order to include Tract 1 and Tract 2, we can add them with a supplemental declaration. Governance per the covenants can be included via a "ditto clause."
 - d. We can add a "ditto plus exception" clause and insert language that would apply to these two tracts specifically that states any construction or excavation within 10 feet of the property line must be approved by the council. This provides additional protection for the HOA regarding improvements not in keeping with HOA expectations as well as liability.

- e. Josh made a motion to move the northern boundary of the property line 17 feet, following the curvature presented on Attachment G. Trisha seconded the motion, contingent on verification from legal counsel that we can add additional restrictions to that property via a “ditto plus exception” clause to guide construction and excavation along the water’s edge as noted in item E.d. The motion was approved. Elaine Hayes abstained from the vote.
- f. The landowners are planning to construct some erosion control barriers that will be aesthetically pleasing. Plans will be submitted for council review before work is done.
 - i. It should be noted that erosion control is something that most lake lot owners do with concrete bags, rip rap or other material.
- F. Tree Trimming – Oakhill
 - a. Jeff is meeting with a vendor to determine what trimming needs to be done.
- G. Violation Letter(s)
 - a. None to discuss
- H. ATVs
 - a. Minimal activity right now
- I. Gate(s) – Open Non-School
 - a. Josh made a motion to program the gate to be closed 6-9a and 2-4:30p during key school traffic hours and open the rest of the time to limit wear and tear on the gate. Chris seconded the motion. It was approved.
 - b. Efficacy of this approach will be reviewed at a later date.
- J. Signage – Dock/Entrances/Street/ATVs
 - a. This is partially done. We’re having issues with the sign vendor completing the job. Trisha will follow up to check the status of completion.
- K. Flooding at Lakeshore and Cyndelyn
 - a. Chris still needs to connect with the homeowner to discuss the issue.
- L. Storage Unit/Document Scanning
 - a. No discussion
- M. Special Projects
 - a. No discussion

V. New Business

- A. Email Votes
 - a. No email votes.
- B. Water issue at 13057 Oak Hill
 - a. Titian secured copies of water tests that the city of Piedmont did for review by the council.
 - b. DEQ is supposed to come out this next week to test the water that is seeping from the lagoon to provide a second and separate report.
 - c. At this time, we have no information that indicates a contamination concern. It should be noted that the lagoon that is in question is the third pond, which is the cleanest water in the treatment process.

VI. Executive Session

No executive session

VII. Adjourn

Johnnie made a motion to adjourn. Chris seconded. The meeting adjourned at 8:29 PM.