

**Northwood Lake Estates Homeowners Associations  
September 11, 2018  
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. Land on NW Expressway from AA to CC (Pud 1681)
  - B. Oil Well
  - C. Security
  - D. 2018-2019 Budget
  - E. Bank Signature card update
  - F. Grass mowing on back side of the dam (up \$200 will be \$1200.)
  - G. Buoys
  - H. Keys and lock
  - I. Gates up date
  - J. Waiver for boating with key
- V. Executive Session
- VI. New Business
- VII. Adjourn

Attendance: Josh Layman, Elaine Hayes, Jeff Johnson, Trisha Parker, Stacey Burris

Residents: Ray Atkinson, Steven & Susan Briggs, Sara Mayes

## Minutes of September 11, 2018

### I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:10 pm. A quorum was determined.

### II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes from the August meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. [Josh Layman](#) made a motion to accept the consent docket and was seconded by [Jeff Johnson](#). There were no objections and the motion was approved.

### III. Reports

#### A. Architecture and Construction

- Ray Atkinson submitted a request for an add-on to his home at 15301 Mill Road. Kyle is not present for review. The plans were collected and will be submitted to the council via email for approval.

#### B. Roads

- Gorman Paving started preliminary work on roads today and expect to be on site for roughly 10 days.
- Chris provided final estimates for Gorman Paving and Myco Construction who will mix up the road in the really bad areas to prepare it for resurfacing. The total cost is \$83,229, which is just slightly over the previously approved amount, which is to be paid in installments.
  - Josh Layman made a motion for the first phase check in the August meeting at \$19,950.
  - 8/15 Titian emailed a motion for the second phase check at \$19,950. Trisha Parker seconded the motion. There were no objections and the motion was approved.
  - 8/17 Trisha emailed a motion for the third phase check at \$19,950. Josh Layman seconded the motion. There were no objections and the motion was approved.
  - 9/11 Jeff Johnson made a motion for the fourth phase check at \$19,950. Josh Layman seconded the motion. There were no objections and the motion was approved.
  - 9/12 Trisha Parker emailed a motion for the fifth phase check up to \$3,500. Jeff Johnson seconded the motion. There were no objections and the motion was approved.
- Chris has contacted Mack's S&S saw and seal company to get a quote on the spillway crossing (grate) work that needs to be done. This will be provided upon receipt.

#### C. Lake and Dam

- Johnnie circulated the engineer's report for the dam. Overall the assessment was good. All minor repairs need to be completed by end of year.
- Josh will send an email to Chris about the rip rap that needs to be added. Chris is to get a cost estimate together for review.
- Josh will talk to Johnnie about finding another engineer that will turn the reports around in a more timely fashion. The current report took nine months to receive, which doesn't leave us much time to deal with any reported issues.
- Josh made a motion to increase the approved amount for mowing the back side of the dam from \$1,000 to \$1,200. Jeff Johnson seconded the motion. There were no objections and the motion was approved.

#### IV. Old Business

- A. Land on NW Expressway from AA to CC (PUD 1681)
  - No report. Kyle has this information and he was not in attendance.
- B. Oil Well
  - Josh submitted a list of questions to be shared with the neighborhood for additional input. Stacey will post on facebook and send via email to collect any other questions before scheduling a meeting with Native Explorations.
- C. Security
  - Elaine added more hours through the end of September within the pre-approved 20 hours a week.
  - Stacey made a motion to continue security until the next meeting at up to 20 hours a week. Josh seconded the motion. There were no objections and the motion was approved.
- D. 2018-2019 Budget
  - Stacey made a motion to approve the budget. Josh seconded the motion. There were no objections and the motion was approved.
- E. Bank Signature card update
  - Jeff has to go by Kyle's house to get his signature and then the signature card changes are complete.
- F. Grass mowing on back side of the dam (up \$200 will be \$1200.)
  - Already discussed and approved.
- G. Buoys
  - The additional buoys have been received. Installation was delayed due to weather and schedule conflicts. This should get completed soon.
- H. Keys and lock
  - The locks are still waiting on parts for repairs.
  - A new lock has been ordered that will fit the current keys everyone has.
  - Johnnie found the old lock that was cut off and is having it repaired also.
  - Security Solutions cut a master key for the locks. With the master key we can change the cylinder on the lock instead of having to weld a different lock on the chain every time we want to change keys.

- I. Gates update
  - We are very close on finalizing the legal steps necessary to begin construction. Josh estimates another 30 days and we'll be good to proceed.
- J. Waiver for boating with key
  - This needs to be tabled until next meeting.

### **Open Floor On Gates**

Steve Briggs asked for clarification on the location of the gate. Josh explained the rationale behind location selection, showed maps and explained that this should alleviate 90% of unwanted traffic. All residents will get a clicker to access the gate. Sara Mayes asked about school bus access - they may or may not get a clicker to access – this is to be discussed with the board and with the school. Emergency vehicles will have aux box access, as required by OKC. It was discussed that emergency vehicles typically do not enter the neighborhood from Cemetery so this should not be an issue. However, they will have access.

[Trisha Parker](#) made a motion to move to executive session. [Jeff Johnson](#) seconded the motion. There were no objections and the motion was approved at 7:53 pm.

### **V. Executive Session**

Not Published

### **VI. New Business**

- HOA Services' contract is up for renewal. We need to table this and address in the next meeting.

### **VII. Adjourn**

[Josh Layman](#) made a motion to adjourn. [Jeff Johnson](#) seconded the motion. There were no objections and the motion was approved. The meeting concluded at 8:20 pm.