

Northwood Lake Estates Homeowners Association
April 13, 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
 - 1. 13617 Oak Hill Drive - Reapprove
 - 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) – Covenant Enforcement
 - 1. Daycare
 - 2. Overgrowth
 - 3. Buried Structure
 - 4. Standard Response
 - H. ATVs
 - I. Gate(s) –
 - 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
- VI. Executive Session
- VII. Adjourn

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)

Reading of the minutes was waived. Johnnie made a motion to accept the February consent docket and was seconded by Titian. There were no objections, and the motion was approved.

III. Reports

A. Architecture and Construction

- a. Larry McNabb 13617 Oak Hill Drive – Reapprove for 120 sf pre-built shed that was approved in 2019 but resident didn't get it built. The request was approved.
- b. 14900 Blackjack Drive - request for outbuilding, all within guidelines per Josh. Approved pending additional outbuilding being removed or converted to chicken coop.
- c. 13533 Oakhill Drive - request for outbuilding, all within guidelines per Josh. The request was approved.

B. Treasurer

- a. \$108,469 checking
- b. \$157,624 road reserve
- c. \$18,416 savings

C. Roads

- a. Chris is going to do an inspection on what needs to be done and hopefully have bids for contractors to choose from in the next meeting.

D. Lake and Dam

- a. Dam repairs – Titian asked SRB to send three different dirt contractors that specialize in this type of work (DTM, Kudron, Hammer). No one wants to touch this dam. Titian has asked five different contractors and we'll wind up with one bid because no one wants to do it. The bid will be from Redlands Construction.
- b. Spillway - The problem with the existing grates is that they are not secured. The force of all the vehicle traffic is like a jack hammer and that is what is causing the structural failure. Titian presented a possible replacement for a new cover that is not a grate that will allow water to drain through, but it will protect the drain system that is intended to allow water to drain through underneath. In the proposed design, they will be secured. The contractor also provided a plan for the east side of the spillway to prepare a slope and control the erosion. Titian would like to talk with Chris about this as well when he's available. Nothing was approved yet, but Titian provide the detailed plans for review and discussion. Based on expected costs, we'll have to do a phased approach.
 - i. Kyle brought up concerns about the slope being used as a ramp by people riding off-road. We need to discuss curbing, etc.
 - ii. Johnnie also brought up needing to get overhead barriers in place before this repair is done to prevent trucks from going over. It will remain a 5 ton weight limit.
 - iii. Josh asked if we could bid with 3 or 5 drains to determine the difference in cost.
- c. Titan would like to put a hazard buoy on the island. The sign is barely sticking above the water.

IV. Old Business

- A. Security
 - a. Elaine made a motion to approve 16 hours of security through the next meeting. Jeff seconded. The motion passed.
- B. Cameras
 - a. They are working. Kyle is doing ongoing maintenance.
- C. Spillway Repairs/Inspection
 - a. See above in reports.
- D. Dam Repairs/Inspection
 - a. See above in reports.
- E. Spillway/Road Acquisition
 - a. Everything has been submitted for review. Josh is trying to prevent us from having to do a formal application with the city. He'll know in a few days.
- F. Tree Trimming – Oakhill
 - a. Service is done.
- G. Violation Letter(s) – Covenant Enforcement
 - a. Daycare
 - i. Discussed with resident attendees. See Resident Complaint section.
 - b. Overgrowth
 - i. The council will be advising the resident to contact the Action Center.
 - c. Buried Structure
 - i. Discussed with resident attendees. See Resident Complaint section.
 - d. Standard Response
 - i. Kyle asked that we use a standard response acknowledging that we have received the complaint and that it will be discussed at the next meeting. Kyle will send to Stacey.
 - e. Covenant enforcement is something that needs to be addressed. When we do any future covenant work, we need to work in something that will give the HOA the ability to enforce covenants in a more effective manner.
- H. ATVs
 - a. Activity hasn't been terrible. Still an ongoing issue.
- I. Gate(s)
 - a. Elaine mentioned that a neighbor saw some kids messing with a gate at the boat ramp. It appeared that they walked around the gate, turned something off and then opening the gate, pulling in, closing it and turning the power back on. Issue was discussed.
- J. Signage – Dock/Entrances/Street/ATVs
 - a. Williams Lawn Care submitted a proposal for sign service. One-week payment requirement is an issue. He also submitted a proposal for mowing. The council asked for clarification on the mowing bid and wanted to ask if he would also do potholes.
 - b. Titian made a motion to approve the pricing structure for the sign maintenance. Johnnie seconded and it was approved.
- K. Flooding at Lakeshore and Cyndelyn
 - a. No report
- L. Storage Unit/Document Scanning
 - a. Tabled – Stacey is working on this
- M. Special Projects
 - a. No report

V. New Business

- A. Email Votes
 - a) None
- B. Council Positions
 - a) We have several positions that need to be filled. Stacey put together a list of new homeowners who might be interested in serving on the board. The council needs to work together to recruit new members.

VI. Resident Complaint

- A. Christy Thompson has a complaint about a structure a neighbor has, wanting to know if it was compliant with covenants. Resident is not sure what kind of structure it is, it looks like a storm shelter perhaps. This structure has been there many years, perhaps 10 per Titian. Kyle indicated there is nothing in the covenants that prohibits having something like that in the back yard. Homeowner doesn't mow regularly and their septic system is going off three times a day. Resident has a letter from another neighbor also complaining about the unsightly nature of this property. The council agreed to send a letter to request attention to the back yard. Johnnie recommended calling Action Center and filing a complaint to see if they could assist. DEQ has already been contacted about the septic issue. Resident is leaving the letter from the second neighbor and Stacey will scan/save with the information.
- B. Mark McCullough had a complaint about a daycare business next door – Little Blessings Childcare. Resident indicated other neighbors have had communication with the council about this issue as well. Traffic and disruption is an issue. He tried to talk to the tenant about cars driving through/turning around in his yard (she does not own the home) and it was not a productive conversation. He has sent pictures and Facebook posts, website information, etc. that proves she is running a daycare business, which is against covenants. The council will issue a letter regarding the covenant violation.
- C. Mark McCullough asked about water leaking from the water treatment pond into the backyard of residents on Oakhill and ultimately running into our lake. The council shared that the city of Piedmont has been very transparent and cooperative on this issue. DEQ has tested the third lagoon and the surface water that is running and it was all well within safe values for fecal matter PPM. They are continuing to work on resolution to stop the leak.

VII. Executive Session

No executive session.

VIII. Adjourn

Josh made a motion to adjourn. Johnnie seconded. The meeting adjourned at 8:51 PM.