

Northwood Lake Estates Homeowners Association

March 12, 2024

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. Dock Application
 2. Fence Application
 - B. Treasurer
 - C. Roads
 - D. Lake and Dam
- IV. Old Business
 - A. Security
 - B. Cameras
 - C. Road Repairs
 1. Leslie Drive and Azalea – Tinhorn Washout
 2. Oak Hill
 3. Cold Patch/Gravel – Gravel Request
 - D. Spillway Repairs/Inspection
 - E. Dam Repairs/Inspection
 - F. Tree Trimming
 - G. Violation Letter(s)
 - H. Gate
 - I. Signage – Dock/Entrances/Street
 - J. Document Scanning
 - K. Dock Revitalization
 - L. Insurance Renewal
- V. New Business
 - A. Email Votes
 - B. Monthly Expenses Approval
 - C. Violation Letters
- VI. Executive Session
- VII. Adjourn

Board Present: Susan Kimery, Elaine Hays, John Tate, Ryan Burch, Blake Smith, Kyle Taylor

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MINUTES

I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:05 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. Susan seconded. All in favor, none opposed. The motion was approved.

III. Reports

A. Architecture and Construction

1. Dock Application – 15308 Leslie Dr – Ali Behrens – floating dock on the west side of the property – will mount dock further back on shoreline so it will be 20 ft into water, 16 ft wide – All approve, none opposed. Dock approved.

2. Fence Application – 13116 Linden Street – Shawn Brandt – Vertical, cedar with a concrete curb to reduce rotting – stain to compliment house and some kind of crown work to have a clean edge on top – All approve, none opposed. Fence approved.

B. Treasurer

1. Checking Account \$124,926.21
2. Road Reserve \$ 119,312.10
3. Savings Account \$ 28,590.19
4. Petty Cash \$128.50
5. Total \$272,957.00

C. Roads – looking into options to repair large patches – looking into chip and seal and asphalt

D. Lake and Dam – Posted No trespassing signs on back side of dam & posted on Facebook to not ride in that area – cleaned up spillway – rip rap scheduled 25 tons to be dropped off on Friday – will be placed on east side of the dam on the dirt – have asked for help with a front loader and not getting much response – will contact a couple other people to see if they're willing to help

IV. Old Business

A. Security - John motions to approve 40 hours, Blake seconded. All in favor, none opposed. Motion approved.

B. Cameras – Working great

C. Road Repairs

1. Leslie Drive and Azalea – Tinhorn Washout

- 2. Oak Hill
- 3. Cold Patch/Gravel – Gravel Request
- D. Spillway Repairs/Inspection – Kyle to call a company about repairing spillway
- E. Dam Repairs/Inspection - Complete
- F. Tree Trimming - None
- G. Violation Letter(s) - None
- H. Gate – Repair guys assured us they were coming out a couple weeks ago but they haven't come yet – Kyle will follow up again
- I. Signage – Dock/Entrances/Street – Missing stop sign at Blackjack
- J. Document Scanning - None
- K. Dock Revitalization – EZ Dock Texas Dock quote - \$58,800.66
- L. Insurance Renewal – Follow up on

V. New Business

A. Email Votes - None

B. Monthly Expenses Approval

- 1. OG&E \$125.47
- 2. OG&E \$32.29
- 3. Door King \$30.95
- 4. Verizon \$90.16
- 5. Chris Sonaggera \$1,260.00
- 6. HOA Services \$571.40
- 7. City of Piedmont \$30.00 (no invoice attached, monthly rental)
- 8. Pondscape \$1,746.75
- 9. Winton Law \$520.50
- 10. Winton Law \$150.00
- 11. Winton Law \$62.25
- 12. Winton Law \$100.00
- 13. SRB \$5,000.00
- 14. Wesco \$1,603.00
- 15. Ryan motions to approve all expenses, John seconded. All in favor, none opposed. Motion approved.

M. Violation Letters - None

VI. Executive Session - None

VII. Adjourn– Ryan made a motion to adjourn. John seconded the motion. The meeting adjourned at 8:03 PM.