

Northwood Lake Estates Homeowners Association
October 9, 2018
George Fina Municipal Building,
314 Edmond Road, Piedmont, OK 73078

AGENDA

- I. Welcome and Quorum Determined
- II. Consent Docket (Minutes and Financials)
- III. Gates
- IV. Reports
 - A. Architecture and Construction
 - B. Roads
 - C. Lake and Dam
- VI. Old Business
 - A. Land on NW Expressway from AA to CC (PUD 1681)
 - B. Oil Well
 - C. Security
 - D. Grass mowing on back side of the dam (up \$200 will be \$1200.)
 - E. Buoys
 - F. Keys and lock
- VII. Executive Session
- VII. New Business
- IX. Adjourn

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

Residents: Todd & Caryn Sharp (13657 Oak Hill Drive)

MEETING MINUTES

I. Welcome and Quorum Determined

Elaine Hayes called the meeting to order at 7:35 pm. A quorum was determined.

II. Consent Docket (Minutes and Financials)

There were no additions or corrections to the minutes from the September meeting. Reading of the minutes was waived. The monthly financial statement had been reviewed by Council members. There were no additions or corrections noted. Titian Burris made a motion to accept the consent docket and was seconded by Josh Layman. There were no objections and the motion was approved.

III. Gates

Update tabled until the next meeting.

IV. Reports

A. Architecture and Construction

- Ray Atkinson bathroom addition approved via email. Formal document was signed today.
- David Perdue at 12916 Oak Hill submitted for an outbuilding. This was approved.

B. Roads

- Once the roads dry Chris will drive through and check the work. They will have a couple more days of work to do to clean up any issues. After that is done he will bring out the asphalt for application before Thanksgiving.
- Chris has donated some trucking and other equipment/service free of charge to the neighborhood as part of this process.
- We are having an issue with ditches not being maintained which is causing road damage. It has been the policy that the homeowner be responsible for maintaining ditches and waterflow at their expense.
- Chris and Josh will collect a list of addresses that need to have the ditch dug out so we can notify them via phone. The HOA will have the ditches dug. Chris will donate some services, anything beyond his determined threshold will be quoted and approved at a later time.

C. Lake and Dam

- Jay W. Dansby will come out and inspect on Saturday. He inspects every year. The biggest thing we haven't corrected yet is putting sod on the backside of the dam.
- We discussed how slow he is, but Johnnie said the OWRB knows he is slow but they always accept his report. He is very thorough. He also gives Johnnie a preliminary report within roughly 4 months. It is the final/written report that is typically received late. It was determined that we'll keep him on for this year for sure.
- Signs for the submerged island are mounted to 10 foot posts and ready to install.
- Johnnie will get the inspector to mark the spots that need rip rap along the road when he's here on Saturday. After that is done, Chris will get a cost estimate for material and installation.

VI. Old Business

- A. Land on NW Expressway from AA to CC (Pud 1681)
 - This went through. Everything was fine per Kyle.
- B. Oil Well
 - Josh will contact Native Exploration to set up a meeting after emailing all the questions.
- C. Security
 - Football home games is all that's needed at this time. Roughly 20 hours a month.
 - Kyle made a motion to maintain security on home football games up to 8 hours per game through the end of the season. Trisha Parker seconded the motion. The motion was approved.
- D. Grass mowing on back side of the dam (up \$200 will be \$1200.)
 - No need to discuss. This was approved in the last meeting and mowing is complete.
- E. Buoys
 - Johnnie has 2 buoys and all other materials for setting the buoys. Josh, Titian and Chris will work with Johnnie to get these placed.
- F. Keys and lock
 - We have the new locks. Chris will take the lock and get it welded on tomorrow.
 - Johnnie will call the lock company about the master key. Josh Layman made a motion to approve up to \$100 for the master key. Kyle seconded the motion. It was approved.

[Trisha Parker](#) made a motion to move to executive session. [Josh Layman](#) seconded the motion. There were no objections and the motion was approved at 8:27 pm.

VII. Executive Session

Not published

VIII. New Business

- A. Stacey and Titian Burris left the building for this portion of the meeting.
- B. Stacey's contract is up for renewal. There are no changes in responsibilities or costs.
- C. Josh Layman made a motion to renew the management service contract with Stacey Burris (HOA Services) for \$6,600 annually. Johnnie Tate seconded the motion. It was approved.

IX. Adjourn

[Josh Layman](#) made a motion to adjourn. [Chris Hendrickson](#) seconded the motion. There were no objections and the motion was approved. The meeting concluded at 9:09 pm.