

# **Northwood Lake Estates Homeowners Association**

**July 14, 2020**

**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. Fence Approvals
  - 2. Remodel
- B. Treasurer
- C. Roads
- D. Lake and Dam

IV. Old Business

- A. Security
- B. Cameras
- C. Spillway Repairs
- D. Dam Repairs
  - 1. Riprap
  - 2. Overflow Pipe
  - 3. Seepage Area
- E. Spillway/Road Acquisition
- F. Violation Letters
  - 1. Shed – Previously Approved
- G. ATVs
- H. Gate(s)
- I. Signage – Dock/Entrances/Street/ATVs
- J. Special Projects

V. New Business

- A. Email Votes
  - 1. Annual Meeting Signs
  - 2. FOB Order
- B. Budget

VI. Executive Session

- A. Minutes

VII. Adjourn

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

# MEETING MINUTES

## I. Welcome and Quorum Determined

Kyle Taylor called the meeting to order at 7:01 pm. A quorum was determined.

## II. Consent Docket (Minutes and Financials)

Reading of the minutes was waived. There were no additions or corrections noted. Trisha Parker made a motion to accept the consent docket and was seconded by Johnnie Tate. There were no objections and the motion was approved.

## III. Reports

### A. Architecture and Construction

#### a. Fence Approvals

- i. Frank Meyers would like to build a 40x80 chain link enclosure at 13101 LaCresta. All within pertinent guidelines per Kyle. Approved.
- ii. Joel & Lanee Lane submitted a fence at 15340 Leslie Drive. All within pertinent guidelines. Approved.
- iii. Benjamin Cuevas submitted a fence across the back of their property at 13634 Lakeshore Drive. All within guidelines. Approved.

#### b. Remodel

- i. Resident submitted plans for an addition at 15608 N. Canyon. Technically the council doesn't need to approve this. No concerns from the council.

### B. Treasurer

- a. Checking is \$84,603. Road assessment reserve is \$113,164. Savings is \$18,397.

### C. Roads

- a. Chris wants to start putting a plan together to get some contractors working on bids.
- b. The council discussed holding off on actual repair until next spring after we have another round of assessment collected. Expected budget is \$150,000 - \$160,000 to be available for expenditure in March of 2021.

### D. Lake and Dam

- a. Josh, Chris and Titian went down on the backside of the dam to review the seepage area and the drain area.
- b. The seepage issue has worsened with a stretch of roughly 100 feet with running coming through the dam which is a major issue.
- c. Titian is uncomfortable moving forward with any repairs until we get a civil engineer out here to review it and tell us what we need to do.
- d. A civil engineer came out today to look at it as a free consult. This was not his specific field of specialty, so he is going to connect us with someone who specializes in dam engineering.
- e. Chris, Titian, Josh and other contacts are working to try to find an engineer to help us review the issue and quote correction.
- f. Titian talked to Keith Thomas, the fishery biologist at ODWC about coming in and looking at the health and ecosystem of the lake. This hasn't been done since 1999. This will be addressed later. When the lake is low every year we need to excavate material.

## IV. Old Business

### A. Security

- a. Chris made a motion for 28 hours of security this month. Josh seconded and it was approved.

### B. Cameras

- a. Josh made a motion to spend \$240 per year on camera surveillance at the gate and the lake. Chris seconded the motion and it was approved.

**C. Spillway Repairs**

- a. An engineer came out today to review the cracking, grates, etc. He is proposing an evaluation and detailed drawings for detailed specs for the construction of the repair process for roughly \$2,500 - \$3,500.
- b. Josh made a motion to put the engineer on a \$2,500 retainer for his opinion on the spillway to come out of the general funds. Titian seconded the motion.

**D. Dam Repairs – see lake and dam report**

- a. Riprap
- b. Overflow Pipe
- c. Seepage Area

**E. Spillway/Road Acquisition**

- a. Kyle has a meeting to get the platting done on the road easement and new lots via zoom. It should happen in the next week. Part of the discussion is to get them platted into our HOA and for the city to agree to the variance that the homes won't need city sewer or water. Kyle is handling the prep and meeting.
- b. Kyle made a motion for \$1,500 for the retainer on the engineer that has been working on this item to help us expedite this. Johnnie seconded the motion. It was approved.

**F. Violation Letters**

- a. Shed – Previously Approved
  - i. We issued a violation letter to Tony Witte, but this shed was approved over a year ago with the original plans of the house. This item is resolved.

**G. ATVs**

- a. There have been additional incidents and comments on Facebook, but residents have been stepping up to help control it.

**H. Gate(s)**

- a. No discussion until we figure out where we want to put the gate. This is TBD.

**I. Signage – Dock/Entrances/Street/ATVs**

- a. Trisha will contact Marshall signs to have him make a recommendation on ATV signage needed.

**J. Special Projects**

- a. Tabled for now. No special projects.

**V. New Business**

**A. Email Votes**

- a. Annual Meeting Signs
  - i. Annual meeting sign updates were approved via email for \$20.
- b. FOB Order
  - i. Additional fob order for 50 fobs was approved via email.

**B. Budget**

- a. Budget was discussed. Some changes are needed. Jeff will bring a final budget to the council next month.
- b. Kyle made a motion to approve the budget with the changes made. Elaine seconded the motion, and it was approved.

**VI. Executive Session**

**A. Minutes**

- a. Tabled until next month.

**VII. Adjourn**

Johnnie made a motion to adjourn. Chris seconded the motion. The meeting was adjourned at 9:15 PM.