

**Northwood Lake Estates Homeowners Association**  
**March 10, 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
  - B. Treasurer
  - C. Roads
  - D. Lake and Dam
- IV. Old Business
  - A. Security
  - B. Cameras
  - C. Consolidated Covenants
  - D. Spillway Repairs
  - E. Dam Repairs
    - 1. Riprap
    - 2. Overflow Pipe
    - 3. Seepage Area
  - F. Dock Repairs
  - G. Spillway/Road Acquisition
  - H. Landscaping
- V. New Business
  - A. Email Votes
    - 1. Insurance Renewal
  - B. Spillway Area
    - 1. Signage
    - 2. Insurance
  - C. Homeowner Complaint
- VI. Executive Session
  - A. N/A
- VII. Adjourn

Attendees: Johnnie, Kyle, Elaine, Titian, Bob, Chris, Jeff, Josh, Trisha  
Residents: Charlie Morgan, Steve Livingston

## MEETING MINUTES

### I. Welcome and Quorum Determined

A quorum was determined and the meeting was called to order at 7:05 pm.

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

Reading of the minutes was waived. Elaine made a motion to approve the consent docket, Titian seconded the motion. There were no questions and the motion was approved.

### III. Reports

#### A. Architecture and Construction

- a. No additional applications.

#### B. Treasurer

- a. Jeff is not present at this time (arrived late). No detailed report from the Treasurer.

#### C. Roads

- a. Chris made some repairs on Oakhill, but there is more to do. Hopefully by the next meeting they'll be done and we can look at doing the overlay.

#### D. Lake and Dam

- a. Johnnie cleaned out the drains on the spillway.
- b. We need to see what the beaver is doing as he is taking trees on the backside of the dam.
- c. After the meeting Johnnie reported via email that the beaver has built five dams on the east side of the dam. He broke all free that he could to let the water flow, but we need to address further and he will need help. Chris and his son are going to look at trapping the beaver to prevent them from rebuilding as this will cause integrity issues of the dam if left unmanaged.

### IV. Old Business

#### A. Security

- a. Trisha made a motion to continue security for up to 32 hours until the next meeting. This would include boat dock surveillance and driving through the neighborhood. Titian seconded the motion and it was approved.

#### B. Cameras

- a. Kyle will get the one at the boat dock put up this weekend. The other camera is working just fine.
- b. Kyle confirmed he can access the photos just fine.

#### C. Consolidated Covenants

- a. The consolidated covenants still need to be reviewed for accuracy. This is pending further input from the council.

#### D. Spillway Repairs

- a. No new discussion.

#### E. Dam Repairs

- a. No new discussion.

#### F. Riprap

- a. This hasn't been addressed yet. We have approval to move forward, Chris just needs to set aside time.

#### G. Overflow Pipe

- a. Chris says it's a 24 inch diameter pipe. Chris says we can extend that pipe easily and then add riprap to prevent erosion.

#### **H. Seepage Area**

- a. No new discussion.

#### **I. Dock Repairs**

- a. Titian contacted Ryan Decker to look at the dock. He sold it to us at cost in 2005 for \$5,000. This weekend we may have a chance to follow up and see if he can look at what we need and price it. As a reminder, there is a section of the floating dock that has taken on water and is submerged. This needs to be repaired.

#### **J. Spillway/Road Acquisition**

- a. This transaction is complete.

#### **K. Landscaping**

- a. No new discussion.

### **V. New Business**

#### **A. Email Votes**

- a. Insurance Renewal – all are in agreement and the approval is confirmed. We just need to run the traps on the new land acquisition to see if we need to add coverage for that land, specifically the area where people ride ATVs.

#### **B. Spillway Area**

- a. Signage – We need to check and see if we need to post no trespassing signage.
- b. Insurance – we'll run the traps with our agent to see what we need in terms of additional coverage for this area.

#### **C. Homeowner Complaint**

- a. The council discussed recent complaints regarding Charlie Morgan's reconstruction and land issues. There is no creek on his property. He has added dirt and concrete in that erosion area on his property to manage continue erosion from waterflow. The concern is the next big rain we have will push all that material into the lake. Josh suggested he seek guidance from someone who knows how to manage erosion better than us. Chris suggested a silt dyke. The only thing the HOA needs to be concerned with is preventing any material from flowing from his property into the lake or near the fence. Charlie is thinking about placing some larger boulders to help break the water flow and slow down the erosion. Chris has a bunch of silt dykes he could give Charlie if he wants to install them. Chris also offered to haul some of the trash dirt over to him to help him build up the erosion area. We have also received complaints regarding living in a travel trailer on the property. He said he is not staying there full time, just some times (maybe 3-5 days a week). It was discussed that this is against covenants. He's planning on having the new house built within 6-9 months and as soon as he has a suitable room or two completed he can begin staying inside the house.
- b. We discussed that Charlie Morgan needs to submit a construction application to Kyle via email asap. Based on initial discussion everything is planned within covenants. We discussed that they need to pay the \$1,500 road assessment fee for new construction. He will turn it into insurance for payment.
- c. We also needed an erosion control plan in place before any dirt was moved. This should be done before any work is done. He needs to submit this plan to Kyle as well asap (i.e. silt fence).

#### **D. Gate**

- a. The back post is coming out of the ground. It's sand in that area. Our contractor dug it out and re-poured the post. He said to let it sit for a couple days before we close it again. This was done at no cost to the HOA.

### **VI. Executive Session**

No executive session.

**VII. Adjourn**

Josh made a motion to adjourn. Jeff seconded the motion. The meeting concluded at 8:17 pm.