

Woodcliff Lakes Inc.
Minutes of Board Meeting
December 4, 2017

President Sean Kenney called the meeting to order at 6:27pm. Board members present were Dave Langenfeld, John Menning, Ward Reesman, and Pat Schlosser. Menning left the meeting at 7pm. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and residents Kori Krause and Sally Vilmont. Krause and Vilmont left the meeting at 7:30pm.

Wolsleben presented the Security report for November which showed 379 cases, including two rescue calls, twelve beavers removed, and a great horned owl rescue. Wolsleben requested permission to purchase a scanner compatible with Fremont's new radio system for \$355; a motion was approved to purchase the scanner. The opening and closing schedule of the entrance gate will be adjusted.

Menning presented two estimates for the 2018 maintenance contract for common grounds. The contract was awarded to the current contractor, Schlosser Enterprises. The bobcat will be cleaned and repaired this winter. The spillway controls were adjusted this weekend to lower Lake Ski Di for the winter. Outback Construction has completed repair of the cove seawall and installed an additional 60 feet of seawall. Kenney will be negotiating the total cost which exceeded the estimate received. This work will come out of the Long-Term Lake Health Fund. The line item for lake health from the general budget will be eliminated and all lake health expenses will come out of the Lake Health Fund generated by watercraft registrations for 2017 and 2018.

Minutes of the November 6, 2017 Board meeting were approved. Financials through November 30, 2017 were reviewed. The 2018 Budget was reviewed and revised. A motion was made by Reesman, seconded by Schlosser to raise dues by 5% for 2018 since the entire 2017 raise went to the roads budget; the motion was approved unanimously. Thus, dues for 2018 will be \$982 for a developed lot and \$721 for an undeveloped lot. A motion was made by Langenfeld, seconded by Schlosser to move any carry over at year's end to the General Reserve Fund; the motion was approved unanimously.

Action Items:

1. Residents:

The county will again be asked to survey the end of Cedar Lane; if not done by April, a private surveyor will be contacted.

2. Office:

An alternative light source near the recycle bins will be investigated since the OPPD estimate was near \$2,000 to provide power there.

Security Fence Co. repaired the damage to the gate from a recent accident. Woodcliff's insurance agent is negotiating with the other insurance company on a settlement.

The Agenda for Sunday's Quarterly Meeting was reviewed and revised.

The 2018 Board Meeting Schedule was reviewed.

Annual employee reviews will take place in the next two weeks.

3. Security:

An estimate for replacing windows in the security house was reviewed. Two more estimates will be obtained.

4. Maintenance:

The pontoon with a bad motor will be moved to the Fishing Lake Boat Ramp area; the board will check into a new motor or scrapping the old African Queen.

A cable on the lift will be fixed when the lake level is down.

5. Roads:

An asphalt company has set up a location across the river for several projects in the area, including Costco's new chicken processing plant. Its nearness would facilitate a substantial savings if asphalt roads were desired; estimates for 3 different scenarios were received. JEO is reviewing the feasibility of the scenarios. The Roads Survey will be held until a determination from JEO is received and that information could be included in the survey to determine residents' inclinations for future road options.

6. SID #8:

The next meeting will be Thursday, December 7, 2017 and will include a hearing on raising the utility fee from \$100 to \$125.

The River Bank Stabilization project will start in late December; rock & dirt work will be completed by February 1.

The first two Storm Water management projects are completed.

7. Lake Health Committee:

The procedure for entering and removing watercraft will be considered again in the spring.

8. Tract 8 Community Center:

Two lots have not yet made their payment for the community center's purchase for 2017 and liens have been filed on those two properties.

The budget for 2018 for the Community Center will be included in the financial paperwork for Sunday's quarterly meeting and shows an estimated 21 bookings with a profit of \$1,443.73. Considering improvements made this year and after reviewing other venues' pricing, it was decided to raise the rental rate for Friday or Saturday evenings beginning January 1st.

9. Yacht Basin:

Two spots are open for 2018.

2018 Agreements will go out December 15th.

10. 2018 Rules:

Revisions from the Rules Committee were examined. Four changes were made by the Board.

11. 2018 Budget:

This was discussed earlier in the meeting.

No other business being presented; the meeting was adjourned at 8:16pm.