

Woodcliff Lakes Inc.
Minutes of Board Meeting
May 1, 2017

President Sean Kenney called the meeting to order at 6:28pm with Board Members Dan Fagervik, Tim Krause, Dave Langenfeld, John Menning, and Pat Schlosser present. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, JVB Consulting representative Monte Brown, and seven residents.

Kevin Lemmers, S1130, protested a citation for a dog running at large. After discussion confirming that the dog had now been vaccinated and a new electric dog fence installed, Krause volunteered that the citation could be dropped. Lemmers paid the citation.

Monte Brown presented additional information about JVB Consulting's hi-speed internet service. He could guarantee 15g to each residence for \$47 per month which would require a unit on each cabin, providing 2/3 of residents wanted the service. A signal would be broadcast from Elkhorn instead of Fremont as previously suggested. Brown will provide the office with information and references to email to survey residents' interest.

Wolsleben presented the April Security report showing 382 cases including one citation for reckless operation which was accompanied by a \$100 fine.

Minutes of the April 3, 2017 board meeting were approved. Financial reports through April 30, 2017 were reviewed and approved.

Action Items:

1. Residents:

An email from Sharon Hatjinos of Hats Off Motorsports with suggestions for jet boat rules was read. After discussion, it was decided to continue with the rule that bans jet boats at Woodcliff.

Ron Boetel, Tract 2, forwarded a suggestion that two street lights are need in the business area. All other street lights at Woodcliff have been installed by the lot owners with permission from area neighbors. Security will review where street lights might be needed in the business area and report to the board for consideration.

2. Office:

All 2017 HOA dues are paid in full except for three lots owing finance charges which will be denied voting privileges if not paid before ballots are due.

Kori Krause has published and distributed the 2017 Woodcliff directory.

The Spectrum (Time Warner) franchise fee for the last half of 2016 has been received in the amount of \$1,840.44.

New office keys were distributed to board members after the troublesome door handle was replaced.

The office will be closed May 19th and the week of June 5th-9th for vacation.

The Board will recognize Charlie May for his volunteer help with repairing the chain saw.

3. Security:

This was discussed at the beginning of the meeting.

4. Maintenance:

The April Maintenance activity report was available for review.

A used Tool Cat is still being sought.

5. Roads:

A ½ mile proof of concept using quartzite has been completed from the entrance to the business area and gravel has been applied on the rest of the exterior road and Cedar Lane. Dust Control will be

applied May 11th-12th and an email will be sent to residents in advance of the application. Goree Excavating has worked with Langenfeld to keep the road work within the 2017 budget parameters. Saunders County will be resurfacing County Road W tentatively in September. The current potholes just west of the entrance gate will be repaired before Memorial Day.

A bid to change the flow of drainage at the north end of Airport Road will be submitted to SID #8 to see if they have any interest in this project, although the SID does not have an easement to do road work.

6. SID #8:

The sewer main repair near the entrance is complete.

Drainage near S1213 & S1214 will be addressed soon.

7. Lake Health Committee:

The older, larger aerators need to be sent in for repair. Some smaller aerators have been ordered. Power is needed for additional aerators in the Fishing Lake. Fish cubes for habitat have been installed and Ray Dengel will map the locations. Muck-eating tablets will be tried in one cove; Koir logs with plants will be used to stabilize the island bank. Lake Health is a work in progress dependent on the weather and improvements are made with small adjustments each year.

8. Tract 8 Community Center:

A ballot was published in the next newsletter for approval of a special assessment to purchase the community center from the Poehling family. A price of \$400,000 has been negotiated with a 2% interest rate over 3 years. The Board is eligible to vote for four lots and that will be discussed at the June 5th meeting. Results of the vote will be announced at the June 11th annual meeting.

Any comments or questions will be compiled by the office and if necessary, an additional information meeting will be held for residents.

9. Yacht Basin:

The bank project is complete and the Yacht Basin committee would like to commend Dean Larson Construction for its timely completion at a reasonable cost. The Yacht Basin improvements will be an option for those donating to RePlant Woodcliff this year.

One spot is still open for fishing lake residents and one spot has not yet paid.

10. Board Elections:

A ballot was included in the newsletter. Results will be announced at the June 11th annual meeting.

New Business:

S1044 submitted plans to install a carport which were approved.

No other business being presented; the meeting was adjourned at 7:48pm.