

Woodcliff Lakes Inc.
Minutes of Board Meeting
June 1, 2020

President Tony Bromm called the meeting to order at 6:30pm with all board members present. Board member Ward Reesman left at 7:35pm due to another commitment. Also, in attendance were Security Officer George Wolsleben, T6 resident Ken Efferding, and S2 Roll-offs owner Mitch Sawyer.

Wolsleben presented the May security report with 542 cases, which is more than normal. The weekends have been busy with more residents here trying to avoid the pandemic in the cities. A small group of people were removed from the train trestle one weekend. Wolsleben is on three weeks of light duty following removal of his appendix.

Minutes of the May 4, 2020 Board meeting were approved unanimously. Board member Ward Reesman presented the financials noting that revenue is on track and expenses look good especially due to the savings on road maintenance because of Lane Goebel's generosity. Research on the HOA tax filing status is being done with help from the attorney and accountant. Saving money for large projects such as dredging can increase the HOA's tax liability when filing under the 1120 form.

Action Items #14 and #9 were covered first.

14. Garbage Service/Recycle Bin

Because the recycle bin is often full and frequently used improperly, two contractors were contacted about options. The possibility of community-wide garbage and recycle services were discussed at length, but generally agreed that it was not feasible logistically and financially for the HOA. Both S2 Rolloffs and the Board will continue to monitor use of the recycle bin and communicate issues. The office will publish information about the availability of individual recycle bins for lot owners. S2 was thanked for donating and servicing portable toilets at the playgrounds. One may be installed in Sandy Bottom Cove if an accessibility procedure can be determined.

9. Yacht Basin

T6 resident Ken Efferding has paid for a second berthing slip in the Yacht Basin since it has been available for a couple years and there is no one on the waiting list. Should another Fishing Lake resident need a slip, Efferding would give up his first spot per the Yacht Basin agreement which allows only one slip per Fishing Lake resident.

1. CERT

The handbook has not yet been finalized.

2. Residents

S121 & S1035 Ballots are in progress and were sent to all in the Summer newsletter. The Board has five votes for the five lots owned by the HOA. A motion was made and approved to vote YES for both sales ballots. The two lot owners are going door-to-door to encourage voting.

S1090 Jerry Price requested cost share of a \$3,295 aerator he installed in Horseshoe Bend. The cost is much higher than the dock aerators which the Lake Health Committee has been purchasing and the board historically has not reimbursed residents for items installed without prior board approval; therefore a motion was made and approved unanimously to deny Price's request.

3. Office

One CD was redeemed and deposited back in the checking account.

Entrance Gate: Quality Fence has not yet provided an estimate for an additional receiver for remotes.

The gate panel was reset after a recent electrical disturbance; the bill was \$150.

The Annual Meeting Agenda was reviewed.

The Office is closed this week for vacation.

4. Security

All security items were discussed at the beginning of the meeting.

5. Maintenance

Flashing lights were installed on stop signs.

Discussion about cleaning around the office and maintenance garage was held. Estimates for additional fencing around the equipment and dumpster will be obtained.

6. Roads

S1153 submitted a complaint about road drainage in that area; a ridge around the drain prevents water movement. Once Sawyer Construction is done with the SID #8 river road raise project, they will begin repairing the 2019 flood damage to the exterior road by grading and adding small quartzite; restoring the road crown should help drainage. Dust control will be applied again after this work. The river road will tilt toward the lake but a concrete ribbon and drains will be added to collect runoff and direct it to the riverside. The SID is footing the bill for the road raise project which was rejected by FEMA. FEMA has already sent their 75% share of the cost of the grading and aggregate for the exterior road. JEO is also looking at several drainage issues around the lake and those that affect the most people will be done first. Otherwise, Woodcliff roads are pretty decent right now thanks to Lane Goebel.

7. Lake Health

200,000 minnows were put in the fishing lake last week. They will not grow bigger, they spawn four times a year to provide food for other fish.

Material for fish habitat cubes for the fishing lake has been purchased. The Leo Cub Club will help with construction. Copper sulfate for algae control was applied to the main lake on May 19th. A new delivery system is needed. Dying algae gives off an odor a day or two after the application. Blue dye was added to the Fishing Lake. Spot treatments for algae will be done as needed.

The bow fishing for rough fish resulted in nearly four 600-gallon tanks of carp and gar removed. This will soon be done on the fishing lake also.

Dave Langenfeld and Ray Dengel have been installing dock aerators. Lot owners may contact the office if they have electricity at their dock and want to be added to the waiting list.

The boat ramp gates were locked after Memorial Day. Appointments are appreciated, please contact 402-720-7807 to have them opened.

Security and the office have begun giving white stickers, like ATVs get, to boats with under 10hp so there is no need to change those every year.

The beach at the security house needs dredging. Mitch Sawyer has volunteered to do this. The old dock is falling apart. A motion was made to purchase materials costing \$500-\$600 for a new dock and volunteers will rebuild this. Drainage between the Security house and T1017 is needed to avoid sand silting into the lake.

Arrangements for dredging Poehling Cove are still being researched. Goree Excavating will provide an updated estimate. Mailboxes, trees, and electrical lines may need to be moved during the dredging. Another issue is what to do with the sand; the BNSF railroad would need an environmental study to put sand in the trees along the tracks.

Goebel is still working with others to try to arrange a fire department building.

8. Community Center

Most spring events have been rescheduled; everyone is waiting for pandemic guidelines to ease.

Income has been greatly reduced during this time but should recover once things open up again.

A storage addition is on hold.

The Texas Hold'em Charity Poker tournament will return this month with some restrictions.

10. SID

All items were included in the roads discussion.

11. Vets Club

The take-out fish fry/pig roast served over 450. A check for \$2,700 for chairs for the community center was issued.

The flag poles will stay up and flags for the 4th of July will be raised on June 29th at 8am.

A donut sale for the morning of July 4th is being researched as the next fundraiser.

12. Elections

Ballots were sent in the summer newsletter. Lot owners are going door-to-door to encourage voting on the sales of common ground properties which require a majority of all lot owners to pass.

Joni Cantrall, CPA with Shaw, Hull & Navarrette, will attend the June 14th Annual Meeting to count votes turned in at that time.

13. Spectrum/Charter Franchise Agreement

There has still not been a response to the letter sent in March. The office will be asked to follow up with another letter and/or phone calls.

No other business being presented; the meeting was adjourned at 7:59pm.