

**Woodcliff Lakes Inc.**  
**Minutes of Board Meeting**  
**April 4, 2016**

Vice President Tony Bromm called the meeting to order at 6:30pm. Board members present were Dan Fagervik, Warren Higgins, and Tim Krause. Sean Kenney and Carla Mahrt participated via conference call. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and 17 residents.

Dave Sharp S1022 will be having a company party on June 11<sup>th</sup> and asked permission to have a live country band from 7-11pm. This was approved.

Dana Fischbach, S1021, asked what could be done about the ATVs running on the river bank where the SID has planted grasses and completed bank work. No Trespassing signs are posted in the area and need to be enforced. Wolsleben reported this is SID property and falls under County authority and trespassers would be given a county citation. This will be put on the SID agenda for the next meeting, April 26<sup>th</sup>. Fischbach also asked that extra rock be put in the area in front of S1020-S1022 where there is a low spot which collects water.

Owners of S1189, T37, and Tract 6 requested permission to purchase small tracts of common ground abutting their properties to encompass existing structures and make it possible for additions. T37 wants the property to include the existing driveway. S1189 would like to build an addition. Tract 6 wants one piece to include part of an existing building and one piece to add on to the other side of the building; he would also consider purchasing a piece near the road which he helps maintain and would square off the property. The Property owners will pay for the surveys; selling prices will be determined and a \$500 processing fee will be added to the property cost. A motion was made by Sean Kenney to include these sales of properties on a ballots to go out for the June Annual Meeting. Warren Higgins seconded the motion and it was approved unanimously.

Jim & Vickie Quinn S1098 asked questions about the accuracy of data from the Road Options Committee. Matt Schwarz, chair of the road committee, responded to the questions. FAQs sheets will be prepared and distributed at informational meetings on May 8 and May 22<sup>nd</sup>.

Wolsleben presented the March Security Report which showed 326 cases. Rip Rap or fencing needs to be installed to block riverbank areas frequented by ATVs. Century Link service for the cameras is intermittently slow. Service by Omni-Tech will be investigated.

Carol Pirsch, T1004, addressed the board about road runoff settling in her south driveway and garage. A small ridge was damaged by either the grader or ribbon sweeper. It was agreed that maintenance would replace the ridge.

Minutes of the March 7, 2016 board meeting and March 20, 2016 quarterly meeting were approved unanimously. Bromm presented the financial information through March 31, 2016.

**Action Items:**

**1. Residents:**

The informal Survey of Residents asking about whether the board should pursue a possible purchase of the community center resulted in 106 Yes and 32 No. A summary of the comments received were reviewed by the Board. A significant number of residents have not yet emailed their response. Tim Krause suggested an independent appraisal of the property. Kori Krause volunteered to find an appraiser which would cost about \$500. At this time, the Board did not think this was a high priority item and will wait until after the June Annual meeting to reconsider.

**2. Office:**

All lots have paid their dues.

The Nebraska Lakes Association conference is this Sunday and Kenney & Krause will attend.

The Summer Newsletter will go out the second week of May and will include all ballots.

The Board voted to recognize Lane Goebel S1115 for volunteering to sweep the ribbons and smooth road potholes and Matt Schwarz S1079 for the huge amount of work done as chairman of the Road Options Committee.

**3. Security:** This was covered earlier in the meeting.

**4. Maintenance:**

The chipper was sold for \$1,600 and the Pickup was sold for \$3,000.

Bids on the ZTR Mower were lower than what the Board feels its worth. Those bidding will be contacted and offered the mower at \$1,500; otherwise it will be advertised on Craig's List.

RePlant has hired mulching of flower beds completed.

The Lake Health Committee will have Ray Dengel take lake samples and apply lake treatments.

**5. Roads:**

The ballot for granting an easement to the SID for paving has been reviewed by the attorney and was approved unanimously for the Annual Meeting.

**6. SID #8:**

The next meeting is April 26, 2016 and the agenda includes adding roads to the Articles of Association.

**7. Lake Health Committee:**

Blue Dye, Bio Boost, and additional aerator compressors have been ordered.

The Committee is working with Tom Pithan to reduce the noise of the aerators in that area.

Another test bed of 10 aerators will be installed in the north end of the ski lake this spring.

**8. Yacht Basin:**

Two have not yet paid or completed the agreements for 2016. One space is open.

Ray Dengel presented information on bids for repairing the bank slope to the docks and the Yacht Basin committee recommends accepting the bid from Pete Gronenthal. This will cost more than the amount in the Yacht Basin Fee Fund and the Board agreed to advance funds to cover the extra until 2017 fees are received. A motion was made and approved to spend \$14,500 for the bank repair work and a check for a 50% deposit was signed to begin the work.

**9. Entrance Gate:**

June 1<sup>st</sup> is the start-up date and Security Fence should have all software set up by then.

The order of 100 additional remotes has arrived.

The motion sensor eyes at the gate will need to be cleaned frequently.

**10. By-Laws:**

Updates and changes to the By-Laws will be summarized by type of change for ease of voting.

The Ballots for these changes, which most changes deal with using electronics, will go out with the other ballots for the June Annual Meeting.

**11. Elections:**

Seven people have submitted their names as nominees for the Board Elections:

Steve Franzen S1106, Dave Langenfeld S1020, Carla Mahrt S35, John Menning S118, Ward Reesman S1175, Pat Schlosser S75, and Sally Vilmont S1158.

The nominees were approved by the board, with Carla Mahrt abstaining, and the Ballot will be included for the June Annual Meeting.

**New Business:**

Pat Tews S1190 wondered if anyone was interested in a common ground garden. RePlant Woodcliff could not find anyone to oversee this a few years ago and the idea was dropped.

An email about yard signs was discussed. West of the railroad tracks is county property and signs may be posted there unless the county disapproves. Covenants allow temporary event signs on resident lots; the original intent is interpreted to ban business advertising and therefore signs have been previously allowed for elections, RePlant events etc. A motion was approved unanimously to allow temporary non-offensive signs on resident property, not on common ground, that pertain to current events.

**No further business being presented;** the meeting was adjourned at 8:43pm.