

Woodcliff Lakes Inc.

Minutes of Board Meeting

November 5, 2018

Vice President Dave Langenfeld called the meeting to order at 6:30pm. Board members present were Les Hileman, John Menning, Ward Reesman, Scott Schaefer, and Pat Schlosser. Also attending were Office Administrator Chris Johannesen and Residents Susan Hancock, Tim Krause, Don Mahrt, Amy Preucil, and Cheryl Reesman.

Amy Preucil presented information on grants available through The Nebraska Environmental Trust. There is no application fee. 2018 approved projects are varied and cover engineering costs, equipment, labor and/or materials needed. Applications are due September 1st; projects are approved and money available the following June. Preucil and Hancock are willing to work on the applications and the Board will compile a list of possible projects, including a bobcat for road work, to be ready at the March 2019 meeting.

Don Mahrt, S121, requests the board revisit its price for the purchase of a piece of common ground next to his lot and price it similarly to those that have sold in the past. He would like to buy the property to improve it and put a seawall on 140' so that it looks nice and protects the lake. He has maintained that area through mowing and gardening for many years and does not intend to build on it.

Minutes of the October 1, 2018 Board Meeting were approved. Financials through October 31, 2018 were presented. The only item of note was that the annual billing to SID #8 was made in October and that money should come in soon.

Action Items:

1. Residents:

S121 request to revise the price of purchasing common ground was discussed after Mahrt left the meeting. The piece he'd like is approximately 10,582 sq. ft. although the shape could not sustain a separate building. Previous common ground sales have been less than 1/3 that size. After much discussion about what was best for both sides, a motion was made and approved unanimously to offer the property for a price of \$10,000 plus \$1,000 sale costs with the stipulation that a seawall would be installed as Mahrt stated.

2. Office:

The lot which has not yet paid dues on the Community Assessment made a payment on November 1st. The HOA Attorney will not be contacted as long as monthly payments continue.

3. Security:

The October Security Report was available for review.

4. Maintenance:

Langenfeld and Ray Dengel will turn the one pontoon into a barge.

5. Roads:

The committee met October 23rd and would like to continue on a limited basis until the five-year quartzite plan is complete, although the official committee is to be disbanded as of December 31st per the vote of the board last month. Tony Bromm and Don Fiedler have stepped down from the committee. Lane Goebel will join. Some gravel will be put down on top of the quartzite this month to fill in and even out the surface. The grader will be out Tuesday to get things in shape for winter. The possibility of Goebel applying the dust control is being considered.

6. SID #8:

No update at this time; a meeting is yet to be arranged.

7. Lake Health Committee:

Stocking of large mouth bass will be done in the spring when the quantity desired is available. Lowering the ski lake level will be done before freezing.

8. Community Center:

Third Thursday Charity Poker Nights will continue. So far, nearly \$1,500 has been raised.

One lot still owes the second payment for the assessment and a lien has been filed on that property and lake privileges are suspended until it is paid.

Bids for security cameras have been reviewed. Audio Video's bid of \$3,000 for five cameras and a hard drive which can accommodate eight cameras is recommended and will be included in next year's budget.

9. Yacht Basin:

The only expenditures for 2019 will be numbering of the slips and reimbursement of funds to two residents who paid for part of the bank work.

10. 2019 Rules Committee:

The Committee will meet Thursday, November 8th.

Some of the issues on the committee agenda were reviewed.

11. 2019 Budget:

A proposed budget for 2019 was reviewed and revised until December's meeting where more current numbers will be available.

No other items were presented and the meeting was adjourned at 8:17pm.