

Woodcliff Lakes Inc.

Minutes of Board Meeting

April 6, 2020

Due to Coronavirus the meeting was restricted to board members and staff only to remain under the Governor's 10-person limit and allow for six-foot social distancing.

Board President Tony Bromm called the meeting to order at 6:30pm. Board members present were Les Hileman, Dave Langenfeld, John Menning, Ward Reesman, and Pat Schlosser. Security Officer George Wolsleben and Office Administrator Chris Johannesen were also in attendance.

Wolsleben presented the **March Security report** showing 386 cases including 3 rescue calls, 1 fire call, and 4 alarms. The cameras at the gate are not working after a Century Link tech was here this afternoon; the technician will be contacted to reset the cameras. One camera at the entrance has been malfunctioning and needs replacement. A motion was made and approved to spend up to \$700 for a new one. It appears more residents have returned sooner than normal due to the coronavirus. Two weeks ago, there were several boats on the lake and traffic on the roads with some groups congregating in driveways etc., however that was not the case this last weekend. Boater Safety and ATV Safety Classes have been cancelled.

Minutes of the March 2, 2020 Board Meeting and the March 8, 2020 Quarterly Meeting were approved unanimously. Reesman presented the **financial reports** through March 31, 2020 which were reviewed and approved. It may be beneficial to depreciate the whole cost of the new UTV this year to offset income; a decision can be made at the end of the year. The form 6ATV may be filed when applying for the UTV title to reduce taxes.

Action Items:

1. CERT

The Community Emergency Response Team is working on an emergency preparedness handbook specific to Woodcliff.

2. Residents

On Hold until the June Ballots are sale of common ground property to S1035 and S121.

S48 has requested waiving the citation received for improper use of the recycle bin as they had specifically instructed their son not to leave anything outside the bin and would like him to "pay" in another manner. The Board agreed he could do community service with some minor maintenance items at Woodcliff and to set that up with Dave Langenfeld.

A new sign at the recycle bin will remind residents what to do if it is full and that there is a \$250 fine.

An anonymous letter discussing the rental of Tract 7 was reviewed. It is commercial property which is treated differently than residential property in the Woodcliff covenants. Business signage has been posted there. Proof of ownership will be required should there be a request to register an ATV or boat since covenants apply to the owner. This will be monitored.

A suggestion to close Sandy Bottom due to the coronavirus was discussed. Other common ground areas – playground, horseshoes, basketball area, etc. – were included in the discussion. The Governor's Health Directive does not order closing of these areas; it only requires groups of less than ten and that people keep a six-foot distance between them. An eblast will be sent reminding that this directive applies at Woodcliff and to be pro-active with sanitizers, etc. Information will also be posted on the marquee and in the next newsletter. At this time, Common ground areas will remain open and be monitored for overuse.

A tree stump on property near S17 will be removed by Lane Goebel.

3. Office:

One lot has not yet paid the 2020 dues and was making payments with a schedule to have everything paid off in August; however, he has notified us that he's been laid off due to the coronavirus issue and will make smaller payments as possible. A lien remains in effect for this lot and lake privileges are still suspended.

The April 19th Nebraska Lakes Association meeting has been cancelled.

Century Link was contacted about removing the phone line at the gate but this is still in use for the DSL internet connection for the cameras. A review of the account resulted in reducing the base fee and increasing the 12M to 20M with a new Business Bundle.

The Summer newsletter will go out the first week in May with ballots for the June meeting.

4. Security

The 2020 Warnings/Citation Report was reviewed.

5. Maintenance

Buoys will be installed soon.

Emmett Kenney is willing to harrow and maintain Sandy Bottom Cove again this summer; this was approved.

6. Roads

Dust Control will be applied this month; probably next week.

Goebel has a new blade to help get rid of the "roller coasters".

7. Lake Health

The water temperature is already in the 50-degree range when algae begins. A treatment will most likely be done before the holiday.

Powering up onto the boat ramp has created a deep spot. Trailers should be backed further into the water to make powering up unnecessary; less than 1000rpms is needed.

Dredging Poehling Cove is still in the planning stage. OPPD will take the trees out and drop the electrical lines necessary to make room for the long-reach backhoe. Replanting of trees could be done after dredging is complete. The Bowfishing group was out once but were not very successful. Their lights are really bright and they were asked to stay out of the coves during late night hours. After the coronavirus directives are removed, an informational bowfishing class will be set up.

A new spillway to the river may be added on to the SID road raise project. It would be best to install that before the road is done.

8. Community Center

The April 16th Charity Poker night may be enjoyed online. Six people will try a test run this Thursday, April 9th. If successful, information will be sent out on how to participate for the 16th.

A bid for cutting an opening to an addition is being sought.

A May wedding was cancelled and refunded; two other events are being rescheduled. Hopes are that the Health directives are removed before June when there are several events scheduled.

Painting the interior is in progress with about 25% to finish.

LED lighting has been installed.

9. Yacht Basin

Three annual agreements have yet to be returned. Two spots will be open for 2020.

10. SID #8

Final approval for Phase II of the Road Raise project should be received in early May and construction will begin as soon as possible after approval is received. A third Phase will follow.

11. Vets Club

All meetings have been cancelled. Another fish fry will be scheduled once the health guidelines are lifted.

12. Elections

Two nominees have submitted their names for election to the Board: Sean Kenney and Ward Reesman. A motion was made by Dave Langenfeld and seconded by John Menning approving the two nominees be placed on the ballot. The motion was approved unanimously.

13. Spectrum/Charter Franchise Agreement

A letter was sent March 9th requesting their new proposal; there has been no reply yet.

The agreement expired in October.

No other business being presented; the meeting was adjourned at 7:24pm.