

Woodcliff Lakes Inc.
Minutes of Board Meeting
March 7, 2016

Vice President Tony Bromm called the meeting to order at 6:32pm. Board members present were Dan Fagervik, Warren Higgins, and Tim Krause. Board members participating via teleconference were Sean Kenney, and Carla Mahrt. Also in attendance were Security Officer George Wolsleben, Office Administrator Chris Johannesen, Nate Williams of MSW Contracting, and residents Kori Krause, Dean Mahrt, John Menning, Matt Schwarz, Ed Sekera, and Pat Tews.

Nate Williams, MSW Contracting, presented information on his company which can provide mosquito and fly control. At this time the HOA budget is set and cannot be stretched to include his services but the office will disseminate his information to residents with these types of complaints.

Jerry Reinke, T1020, Chairman of the Yacht Basin Committee presented information on the exploration of bids to repair the bank in the Yacht Basin to increase safety for those reaching the docks in that area. Reinke also wanted to make it clear that the Committee was not in favor of using Yacht Basin fees for the seawall repair which was done this winter on the north end of the Yacht Basin common ground stating that money will be needed for the bank project.

George Wolsleben, Security Officer, presented the February Security report with 298 cases. ATV and Boater Safety classes have been set for May 2016. Five new hand held radios were purchased and set up. One new camera was placed facing up the hill at the entrance. Century Link will be here tomorrow to increase the internet speed to enhance the camera picture.

Minutes of the February 1, 2016 meeting were approved. Financials through February 29, 2016 were reviewed and will be filed. It was noted that the income from the gate remote sales was not included in the budget and will provide approximately \$6,000 in income.

Action Items:

1. Residents:

A possible purchase of Tract 8 Community Center property is currently at a standstill due to the asking price.

T35 requests a buoy system be installed 25' from his shoreline to keep boats out in the main channel and away from swimmers. The HOA will not fund this, but the request was approved if the homeowner wants to purchase and install one.

Discussion of the adversarial attitude of some homeowners towards the board was held. Tim Krause will speak at the quarterly meeting on this issue.

2. Office:

21 lots still owe dues. Finance charges were applied March 3rd and statements sent. A notice will be sent March 15th that this must be paid in full by April 1st or a lien will be filed on the property and lake privileges suspended.

The March 20th Quarterly Meeting Agenda was discussed. An email from S1145 requesting time on the agenda for a presentation was denied. S1145 will be advised that because the board has not seen his presentation he will be allowed to speak in the question and answer period on the subjects he is interested in as all residents are allowed.

The Nebraska Lakes Association conference will be April 10th. Krause and Kenney will attend.

3. Security: All items were discussed near the beginning of the meeting.

4. Maintenance:

Dillon's in Wahoo is handling sale of the pickup.

The Chipper is sold and will be picked up next week.

The ZTR mower will be prepared for interested parties to check out.

5. Roads:

The Roads committee will make a presentation at the March 20th quarterly meeting.

Kenney will have the attorney clarify the easement with SID 8.

Kenney made a motion that the path to the future of the roads is paving; it died for a lack of a second.

Krause revised the motion to say that the Woodcliff Lakes Board has accepted the recommendation of the road committee's findings and agrees to officially meet with SID #8 to explore paving Woodcliff roads. Carla Mahrt seconded the motion and it was approved unanimously.

6. SID #8:

Chairman Lonnie Mahrt participated in the roads discussion via teleconferencing.

The next meeting is April 26th at 5:30pm.

7. Lake Health Committee:

Committee consists of Sean Kenney, Tim Krause, John Menning, LeRoy Swedlund and Norm Nelson. The committee has conferenced with Bob from Aquatic Biologists. He recommends putting in the Blue Dye and Bio Boost as soon as possible since the ice is gone. Aerators should also be turned on and water testing be done on a regular basis. Geese are a huge problem; each one contributes 4 pounds a day of droppings to our lake. Aquatic Biologists were impressed with the number of carp removed last summer.

8. Yacht Basin:

One space will be open this year; two are on the waiting list but neither had a boat as of last fall.

9. Entrance Gate:

The startup date has been set as June 1st.

Security Fence has downloaded the program to the office computer and at the gate but Windows 10 is causing a connection problem between the two. A solution is being investigated.

PINs are being set up for residents and remotes distributed. The first order of 200 remotes is spoken for and 41 more are requested. The Board approved placing an order for an additional 100 remotes.

10. 2000 Bylaws:

These are on hold for a possible re-vote in the future.

Other Business:

It was reported that S1065 is for sale but there is a problem getting their boat off the lift because of sand from construction at S1067. This had been discussed at another meeting and is an issue that needs to be resolved between neighbors.

No other business being presented; the meeting was adjourned at 8:26pm.