

Woodcliff Lakes Inc.

Minutes of Board Meeting

February 5, 2018

President Sean Kenney called the meeting to order at 6:25pm. All Board members were present. Security Officer George Wolsleben, Office Administrator Chris Johannesen, and residents Cheryl Reesman, Tim & Kori Krause, and Nicole Johnson were also in attendance.

Wolsleben presented the January Security report. Numerous calls were received about the power outage during the recent snowstorm. A third accident involving the entrance gate occurred; damage has been repaired and a claim has been filed. The ATV that went thru the ice has been recovered from the lake. Local emergency services will practice ice rescue in the Marina Bay at 7pm on Thursday, February 15th. The Board approved expenses associated with awards to be given to those helping with a Labor Day ATV accident; awards will be presented at the March 11th quarterly meeting.

Minutes of the January 8, 2018 Board Meeting were approved unanimously. Financial reports through January 31, 2018 were reviewed and approved. Discussion of additional costs incurred by the gate accidents was held. A motion was approved unanimously to charge a fee of 10% of the damages to whoever was responsible for gate damage resulting from an accident; the attorney will be consulted about the legality of charging this fee before implementation.

Action Items:

1. Residents:

The County has yet to survey the end of Cedar Lane.

Plans for two boat covers at S1172 were held until more information on its construction is received. S1208 has suffered damage due to a trampoline which has blown over from lot S1207. This is a civil matter and no Woodcliff rule will be considered.

A bill from Outback Construction for dredging and erosion control near the cove was reviewed. The Bill is nearly \$6,000 over the estimate. Since no change orders were approved, a check for \$14,920 will be issued as payment in full of the work. A letter will be sent with the check explaining the payment which is less than the \$17,020 bill. Payment will be made from the Lake Health Fund.

2. Office:

37 lots have not yet paid 2018 dues and finance charges have been added to those accounts.

An Engagement Letter from Shaw, Hull & Navarrette was approved and signed as a 3-year contract for compilations and tax filings for 2017, 2018 and 2019.

The Spring Newsletter will go out the first of March.

The insurance check for the 2nd gate accident has been received to cover damages in full.

Nicole Johnson, Midwest Regional Agency, presented a proposal for insurance which increased coverages and was significantly lower than current premiums. After discussion, a motion was unanimously approved to switch insurance agents. Policies will be combined and be paid the same day.

3. Security:

D. Larsen Construction has ordered windows for the security house and expects delivery in 4-6 weeks.

4. Maintenance:

The old pontoon will be scrapped.

The Tool Cat is being repaired in Omaha.

5. Roads:

Kenney shared blacktop estimates from the company that has a temporary plant across the river near the Costco facility. Mobilization would be \$6,200 – a significant savings due to the nearness of the plant.

From the entrance to the business area, 9" of blacktop and road prep would be \$289,954 and \$80,610 respectively. To complete the rest of the exterior road with 8" of black top would be \$1,607,108 and \$475,563 for road prep. To do the interior roads with 6" of black would be \$1,041,091 and road prep would be \$366,839. Total for all would be \$3,867,365. A significant savings from the 2016 JEO estimate of \$8,331,928.

The Road Committee Survey will include some of the above information to see if residents have an appetite for any of the above. It should be stressed that this is a survey only, that the HOA would keep the roads, and this is only being considered because of the closeness of the blacktop facility which would result in major transportation savings.

6. SID #8:

The River Bank Stabilization project is complete except for road work and spring planting of trees and grasses.

7. Lake Health Committee:

Signs reminding to check for Zebra Mussels have arrived.

Additional fish habitat is being constructed.

Six-to-eight inch walleyes were stocked in both lakes last week.

8. Tract 8 Community Center:

Two lots have not yet made any payment towards the Community Center assessment; liens have been filed on those lots and lake privileges are suspended.

9. Yacht Basin:

One spot is still open.

2018 Agreements have been sent out and are due back April 1st.

10. 2018 Rules:

Wording of General regulation #13 about contractors storing materials or equipment on the road was reviewed and approved.

ATV Regulation #16 was changed to include islands on both lakes as being restricted from unauthorized motor vehicle use.

No additional business being presented, the meeting was adjourned at 7:40pm.