

**Woodcliff Lakes Inc.**  
**Minutes of Board Meeting**  
**December 2, 2019**

President Tony Bromm called the meeting at the Community Center to order at 6:30pm. All Board Members were present. In attendance were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and four residents: Dave & Andrea Hilgenkamp, Cheryl Reesman, and Mary Schlosser.

Wolsleben presented the October and November Security Reports which showed 420 and 392 cases respectively. Four break-ins occurred in October and a local suspect with ties to Woodcliff has been identified and dealt with. Several beavers have been removed from the lakes. Wolsleben asked that the Board consider covering the cost of approximately \$860 for an electrical meter hook-up for his carport. After discussion a motion was made, seconded and approved unanimously to pay for this. Wolsleben will wire the inside of the carport and cover the cost of monthly electricity.

Minutes of the October 7, 2019 Board Meeting were approved. It was noted that the November 4, 2019 meeting was cancelled due to the death of a long-time resident, Ed Sekera, resulting in a lack of quorum because of those attending the visitation. Financials thru November 26, 2019 were reviewed and approved for filing. Tree removal is over budget due to several large trees needing immediate removal and the budget for this item has been increased for 2020.

**Action Items:**

**1. Disaster Response:**

- Six people have completed CERT classes and received certification. Six more are working towards their completion. CPR classes cost \$65 and Dave Langenfeld asked if the HOA would cover those classes for CERT members. Pat Schlosser motioned to pay \$65 for each CERT member taking CPR; Les Hileman seconded the motion and approval was unanimous. The CERT team will be the Disaster Response committee.
- Wolsleben reported Lane Goebel is clearing his property on the north end of the lake near the railroad tracks and will put up a building to be used as a fire station. Cedar Bluffs Fire Department would have a large fire engine, a Quick Attack engine, and a Rescue Squad to install at this station.
- John Menning is working on a handbook which will incorporate an earlier board's escape plan, railroad correspondence by Tim Thietje, and an updated emergency plan from the 2004 Wellhead Protection Plan.
- Lonnie Mahrt, Chairman of SID #8, will be asked to attend Sunday's Quarterly Meeting and present information on the progress of flood control projects.
- The office provided the Board with a memo outlining backup communication procedures should office personnel be unavailable in an emergency.

**2. Residents:**

- S1035 Dave & Andrea Hilgenkamp presented a survey of their lot which shows a portion of the original existing cabin on Common Ground. An addition and remodel is in the works but the county will not approve those plans until the lot line discrepancy is remedied. Hilgenkamp's are willing to purchase a 577 sq. ft. piece of common ground and a vote would be taken in June 2020. The office will prepare a letter to the county indicating the Board's willingness to proceed with a vote for the sale of the common ground to Hilgenkamp's. The Attorney will be asked about the possibility of a permanent easement.
- S121 will be asked to request proceeding with a vote on a sale of common ground with the same terms as last year.
- S74 will contact the board about the possibility of donating his garage.
- Contractor Pat Earl will be sent a letter asking that in the future any plans for seawalls or construction be submitted in advance and include more information than the seawall plans submitted for S1065, S1150, and S1179 which were unacceptable and after the fact.
- AirBnB posting for T1004 has been removed.

### **3. Office:**

- September gate accident: A check from insurance has been received for \$3,350 for the gate repair. Erick Lewis has submitted the cost of the repair to his vehicle which was damaged when the gate closed prematurely. A motion was made and approved to reimburse Lewis \$165.85.
- October gate accident: A check from insurance has been received for \$5,459 to repair the panel. Security Fence Co. has been contacted several times but has not yet replaced the panel. The office will notify Security Fence Co. that they have five business days to complete the replacement.
- 2018 and 2019 Dues are still owed by lot S1086; monthly payments are being made and a lien on the property is still in effect.
- Community Center Assessments have been paid in full by all lots. The final purchase payment of \$45,900 was made to John G. Poehling Community Center Inc. in October. There is a balance of \$4,465.86 left in the assessment account, due to interest charges on those lots choosing the 3-year payment plan. A motion was made and unanimously approved to transfer the balance to the Community Center Operating Cash account.
- Annual employee reviews will be conducted by Les Hileman for Security, and Ward Reesman for the Office.
- The Agenda for the December 8<sup>th</sup> Quarterly Meeting was reviewed and revised to add the SID #8 update by Lonnie Mahrt.
- The 2020 Meeting Schedule was reviewed. It may be necessary to change the March Quarterly Meeting if a Community Center rental conflicts with that date.

### **4. Security:**

- All items were discussed earlier in the meeting.

### **5. Maintenance:**

- Langenfeld reported trees have been trimmed and the maintenance garage has been organized. A few trees on Shady Lane and Maple Lane will be trimmed yet.
- Purchase of an UTV is being researched.

### **6. Roads:**

- Lane Goebel continues maintenance of the roads and has volunteered to do the snow removal also.
- A motion was made and approved to pay \$3,400 for ten grader blades.
- SID 8 has agreed to allow a water connection at Goebel's new storage building so that water for dust control for Woodcliff is easily accessible.
- A motion was made and approved to pay the \$300 hook up fee and the annual \$150 utility fee to SID #8 out of the Roads Maintenance Budget for Goebel's storage building.

### **7. Lake Health:**

- Due to some icing, sediment testing for copper sulfate residue and additional bow fishing will be done in the spring.
- The Lions Cubs group is considering an instructional bow fishing day in the spring also.
- 4,000 Walleye were stocked in October and split 60/40 between the two lakes.
- Dock aerators can be off or on but the large aerators will be shut off for the winter.

### **8. Community Center:**

- Third Thursday Charity Poker Nights continue.
- New Year's Eve Dueling Pianos event still has about 30 seats available; 207 have been sold.
- The 2019 Community Center Budget should break even.
- Funds left over from the Community Center purchase assessment could be used for a remote control thermostat, additional chairs, or towards upgrading lighting to LED.

### **9. Yacht Basin:**

- Annual Agreements will go out by January 1<sup>st</sup>.
- Two spots are open for 2020.

**10. SID #8:**

- Sawyer Construction was awarded the bid and is beginning work on the Bank Stabilization and Road Repair Project. This project includes constructing a temporary berm with material for a future road-raising project; the berm could provide some protection in case of spring flooding.
- FEMA projects are all in progress but no funds have been received at this time.

**11. Vets Club:**

- Meetings are at 5pm on the second Tuesday at The Restaurant.
- Two fish fries will be held in March and profits will go towards a community center project and a future Vets Club project. Dates for the fish fries are March 13<sup>th</sup> and March 27<sup>th</sup>, 2020.

**12. NE Environmental Trust Grants:**

- Additional plans and information will be gathered for submission in September 2020.

**13. 2020 Rules Committee:**

- Scott Schaefer reviewed the changes suggested by the committee.
- It was decided a rule should be added mentioning any Covenant Violation would be subject to a fine and/or loss of lake privilege at the discretion of the Board. Specific wording will be determined for the next meeting.

**14. 2020 Budget:**

- The 2020 Budget was approved unanimously on a motion by Langenfeld and second by Ward Reesman. and will be presented to residents at the Sunday, December 8<sup>th</sup> Quarterly Meeting. Dues remain the same as 2019.

**New Business:**

Dredging of three coves may happen in 2020 with funds already set aside for long-term lake health.

**No other business being presented;** the meeting was adjourned at 8:14pm.