

Woodcliff Lakes Inc.
Minutes of Board Meeting
July 9, 2018

President Tony Bromm called the meeting to order at 6:30pm. All board members were present. In attendance were Security Officer George Wolsleben, Office Administrator Chris Johannesen, Father David Gayhart from St. Mary's Catholic Church, and residents Don Fiedler, Mr. & Mrs. Mike Kelly, Sean Kenney, Kori Krause, Cheryl Reesman, Ed Sekera, and Pat Tews.

Wolsleben presented the June Security report which showed 591 cases. 309 cases were reported during the Fourth of July week. The Lions Club will cover at least \$500 of the extra security required that week. The Warnings & Citations Report was available for review. Extra Security will be needed for a benefit concert scheduled for August 25th at the Marina which could bring in 3,000 people. Four part-time officers will be needed and their time should be paid by the Marina and/or the sponsor Woodhouse Ford. Board members Langenfeld and Bromm will meet with Security and Mike Steffen of the Marina.

Minutes of the June 4, 2018 Board Meeting, June 10, 2018 Annual Meeting, and the June 23, 2018 Executive Board Meeting were approved unanimously. Treasurer Reesman presented the financials through June 30th and hi-lighted a few items which are over budget due to one-time, unexpected repairs. Reesman will visit with the CPA about income tax liability for 2018.

Father Gayhart, Sean Kenney, and Don Fiedler talked on behalf of Sunday mass services at the community center which have been moved a few times due to events. Father Gayhart presented a donation from a special collection last week and requested that the Sunday mass continue as it has for nearly 40 years. A motion was made and approved unanimously that any future Sunday rentals of the Community Center would not begin until at least 1:00pm.

Ed Sekera asked that the Yacht Basin spots be identified by number to ease confusion for Marinas returning watercraft. Hileman will contact Jerry Reinke, chair of the Yacht Basin committee about making this happen. It was also mentioned that all houses should display the lot number for deliveries and emergencies. Langenfeld will check a complaint about ATVs shooting out of the Maple Lane Common Ground onto the road, creating road damage.

Action Items:

1. Residents:

S1212 Mike Kelly asked for clarification of a citation and fine structure.

S1154 has decided against a geo-thermal unit in the lake.

S2 A dead tree on the road side has been removed by Andy Nelson.

A tree stump has been removed from the ditch behind the Marina.

Lot Lines at the end of Cedar Lane: Bromm will contact the county surveyor about marking this.

S121: Pricing of the possible sale of common ground adjacent to S121 was put on hold until next month's meeting so that all board members can look at the area and current valuation of common ground can be obtained.

S1026: A request for bringing in sand was approved.

S1191: Plans to install a retaining wall were approved.

2. Office:

S1086 has not yet paid 2018 dues; a lien has been filed and lake privileges suspended.

The Security house bank loan was renewed at 5.5%; the balance due is \$36,939.63 and the next payment will be due in January 2019.

A new bank signature card was signed by all board members.

Paperwork for a change in the bank sweep account has been completed so it is now FDIC insured.

The following will be recognized for outstanding volunteers to Woodcliff:

Andy Nelson who helped remove the torn flag on top the community center and removed a dead tree near S2.

Penny Thelen who donated a new flag for the community center.

Wayne Jacobsen, long-time grader operator on Woodcliff roads, who retired in May.

Gil Brainard who helped remove a huge tree limb from the cove entrance.

Jodi Paus who provided dog manure bag stations in Sandy Bottom Cove.

The office will be closed September 7th-21st.

3. Security:

The Warnings & Citations Report was available for review.

D. Larsen Construction has completed the installation of new windows at the security house.

Estimates for painting the exterior of the security house and the interior and exterior of the office were reviewed. A motion was made and unanimously approved to hire the low bidder.

4. Maintenance:

It was decided to make the old pontoon parked on the fishing lake boat ramp into a barge to carry large items to the island. State Registration will be renewed for this pontoon.

Langenfeld has met with Schlosser Enterprises and gone over items needing attention.

Bromm will attend the next SID meeting to ask about additional ribbon cleaning.

5. Roads:

Grading and Dust control was applied June 27th-30th.

Dust control will be applied again to the exterior road mid-August.

6. SID #8:

The next meeting is to be arranged in August.

7. Lake Health Committee:

S3 will be sent a letter about registering the boat on his lift.

Several rules pertaining to zebra mussel rules were discussed. A rule clarifying that boats can only be launched from boat ramps will be outlined for board approval.

The fine for not having current Woodcliff stickers on watercraft is \$250 for 2018 in spite of one sentence in the rules which, due to clerical error, was not changed to reflect the \$250 amount.

The boat ramp gate code will not be given out by any board member to any resident; the gate will be opened by a board member. This is true for commercial companies delivering boats, lifts, working on seawalls, etc. A pre-paid phone has been purchased to be used by the board member on call for opening the gate. The dedicated number is **402-720-7807**.

8. Tract 8 Community Center:

One lot owner, S1086, still owes the full assessment and a lien has been filed and lake privileges suspended.

Bills for the second payment of the community center assessment will be sent to lot owners choosing this option in mid-July. The next mortgage payment to the previous owners is due Oct 1st.

The third Thursday of the month is Charity Poker Night. Profits will be donated to charity at the end of the year.

9. Yacht Basin:

All berthing spots are filled.

No other business being presented; the meeting was adjourned at 8:46pm.