

Woodcliff Lakes Inc.
Minutes of Quarterly Meeting
December 11, 2016

President Sean Kenney called the meeting to order at 1:30pm. Board members present were Tony Bromm, Tim Krause, Dave Langenfeld, John Menning, and Pat Schlosser. Also present were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and nineteen residents.

Minutes of the September 18, 2016 Quarterly Meeting were reviewed and approved. Schlosser presented the Financial Report through November 30, 2016.

The 2017 Budget was presented next. Dues will be increased to \$936 for 2017 and all of the income from the increase will be added to the roads budget. In answer to a resident's question, Schlosser reported dues in 2011 were \$794. With no other questions, on a motion by Langenfeld and second by Schlosser, the Board unanimously approved the 2017 budget and dues will be billed next week to residents.

Krause updated residents on the Lake Health Committee's work. Zebra Mussels will be the number one priority and the fine for not following decontamination protocol will be \$1,000. Internet locks and cameras for both boat ramps are being researched. Algae was spot-treated during the summer season and aerators are being repaired and repositioned. Bank stabilization of the island is being pursued using membrane and rock similar to the Yacht Basin area; contractor estimates are being obtained. The "bio bullet" for Asian carp does not appear to be a good option so a commercial fishing company will be hired for 2017. It is difficult to find a small dredging company to do spot dredging; the committee will be setting aside funds each year to pay a larger company to mobilize equipment and do several areas in the long term.

Bromm reported that grading was done and gravel was put down in a few areas needing some work. More information on options from the consultant will be forthcoming after the first of the year.

Schlosser reported that the Cedar Bluffs Fire Department has declined to participate in the purchase of the Community Center property; the HOA Board will pursue this on its own and present information at the next quarterly meeting. Most likely a resident vote will occur at the June 2017 annual resident's meeting.

Langenfeld announced revisions in the rules for 2017. These will be published and sent to all residents in February.

Wolsleben presented the Security report and reminded everyone to dispose of Christmas present boxes so that new gifts are not readily identifiable by thieves. Neighboring communities are suffering from a high number of thefts and it appears the Woodcliff entrance gate is a deterrent.

Lonnie Mahrt, chairman of SID #8, outlined current steps in the River Bank Stabilization project and suggested residents watch the Woodcliff website for project detail and updates. A walking trail and greenspace on the river bank was requested by a resident. Kenney announced that SID 8 is also looking at three other possible projects for next year: A second water main from the tower, sewer line repair near the entrance, and improved drainage off the road.

The calendar of meetings for next year has been established and will be published.

A question about the Lions Club fireworks display site was posed and at this time the plan is to use the same site in 2017 since it enhanced traffic flow.

No other business being presented, the meeting was adjourned at 2:24pm.