

Woodcliff Lakes Inc.
Minutes of Board Meeting
November 6, 2017

Vice President Dave Langenfeld called the meeting to order at 6:30pm. Board members present were Dan Fagervik, John Menning, and Pat Schlosser. Ward Reesman participated via conference call and Scott Schaefer arrived at 6:37pm. Also in attendance were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and Residents Kori Krause and Ed Sekera.

Wolsleben presented the September and October security reports. Beaver continue to be a problem destroying trees, and action will be taken to eliminate as many as possible. The entrance gate has been repaired after a September accident; however, with the start of Daylight Savings Time and the replacement of the control box, the gate closing times have changed. Security Fence Co. will be asked to reset the times.

Minutes of the October 2, 2017 Board meeting were approved. Financial reports through October 31, 2017 were reviewed and approved for filing.

Action Items:

1. Residents:

S20B – The tree in the park common ground has been removed by A Plus Tree Service. The county has not yet surveyed the cul-de-sac at the end of Cedar Lane to determine road common ground in that area.

2. Office:

OPPD is checking on costs of a light by the recycle bins.

Security Fence Co. has repaired the gate damage. Woodcliff's Insurance company is contacting the company representing the driver to negotiate full payment for the repairs.

Annual employee reviews will be arranged. Langenfeld has already met with Security.

Schlosser will meet with Johannesen.

Board recognition of Woodcliff volunteers was discussed. Don Fiedler will be recognized for his work on retrofitting round tables at the Community Center. Carla Mahrt will be contacted about those who helped landscape the Community Center.

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

4. Maintenance:

Resident Lane Goebel S1115 has volunteered equipment to help with maintenance items. He will be contacted to work with Langenfeld on cutting drainage troughs for the roads.

Mulch for the common grounds costs around \$5,000 each year. RePlant Woodcliff has always taken care of this. This will be considered for the 2018 HOA Budget. Some type of rope or chain fencing may be needed around the community center landscaping and this will also be considered for next year's HOA budget.

5. Roads:

The roads committee has put together a 4-question survey for residents. The committee will be asked to expand the survey to include road options with time frames and possible spending limits.

Constructors Inc. is doing asphalt work in the area and will submit an estimate for various parts of Woodcliff roads.

6. SID #8:

The last meeting was October 17, 2017.

A pre-construction meeting for the River Bank Stabilization will be held November 13th; actual work will most likely begin in December.

Storm Water Management Projects are to be completed in November.

7. Lake Health Committee:

3-4" Crappie were stocked in both lakes and 4-6" walleye will be added yet this fall at a cost of approximately \$3,200 total.

Aerators will be removed in the next two weeks for maintenance so they're ready to go next spring.

Lowering of the lake was discussed. As was done in 2016, the lake will be lowered no later than November 30th depending on the weather; this will be the new policy. An email blast will be sent to residents announcing this policy and noting that the Woodcliff Marina's last day is Friday, November 10th, as a reminder for anyone who has not removed their watercraft from the lake.

8. Tract 8 Community Center:

Two lots have not yet made a payment on the Community Center Assessment; liens have been filed on their property and lake privileges have been suspended.

A payment of \$280,000 has been made as the first payment towards the purchase price. Seventeen contracts have been signed for 2018 rentals, with a possible 5-7 more being considered.

The "roofed" Community Center sign has been removed; two requests for it have been received for re-purposing it. Further discussion with those two people about use and care will be held. White rock for the parking lot may be needed next year.

The official name of the Community Center was discussed. It was decided it should be called the Woodcliff Community Center. It will be noted on the website that it was dedicated in 2000 as the John G. Poehling Community Center.

9. Yacht Basin:

The sprinkler system has been installed in the Yacht Basin and playground/horseshoe area. Two spots are still open for any Fishing Lake Resident wishing to berth one boat on the main lake.

Reimbursement of \$1,200 for additional costs associated with the bank work will be made in 2018 to residents who covered the cost.

10. 2018 Rules:

Volunteers are Kathy Allen, Bob Callahan, Barb Efferding, Kori Krause, Christie Langenfeld, Tracey Roberts, Mary Schlosser, Barry Taylor, and co-chairs Scott Schaefer and Ward Reesman. A meeting will be set up for later this month.

11. 2018 Budget:

A preliminary 2018 Budget was discussed and reviewed. Board members will consider options for the December Board meeting.

No other business being presented; the meeting was adjourned at 8:20pm.