

Woodcliff Lakes Inc.

Minutes of Quarterly Meeting

March 12, 2017

President Sean Kenney called the meeting to order at 1:30pm. Present were Board Members Dan Fagervik, Tim Krause, Dave Langenfeld, John Menning, and Pat Schlosser. Security Officer George Wolsleben, Office Administrator Chris Johannesen, and 27 residents also attended.

After introductions of the Board, minutes of the December 11, 2016 quarterly meeting were reviewed and approved unanimously. Schlosser presented the current financial report through February 28, 2017 which was approved. Copies of the 2016 Financial Statements, which were compiled by the accounting firm of Shaw, Hull, and Navarrette, were available for residents.

Wolsleben announced upcoming dates of the Boater Safety Classes: May 6th, 13th, and 20th, and the ATV Safety Class: May 27th. President Kenney challenged all adults to take the boater safety classes and review the current state laws and Woodcliff rules pertaining to watercraft.

Committee Updates & Old Business:

Krause presented the Lake Health Committee update:

A = algae: Blue Dye will again be purchased to inhibit algae growth. "Muck" pellets will be tried on Poehling Bay to breakdown some of the bottom sludge and if successful, will be used in other areas. Some aerators need repairs. Aerators in the fishing lake will be up and running again this year after moving the pumps and piping to new locations.

B = bank: Residents are encouraged to plan grass, cattails, etc. on beaches to stabilize the banks. The committee will be looking at doing some strategic seawalls and riprap on the island.

C = carp: The fishing company that was here two years ago will be contacted again. Ten fishing "cubes" made of PVC and plastic corrugated pipe will be made and stationed out of the main channel for habitat. A prototype was available for inspection.

D = dredging: Thomas Dredging is the only company in the area available for dredging lakes but prefers larger projects for mobilizing their equipment. Part of the lake health fees will be saved in a separate fund to save up for spot dredging in the future.

Z = zebra mussels: Vigilance for keeping this invasive species out of Woodcliff water is absolutely necessary. The fine for not decontaminating watercraft, docks, etc. brought in after use in another lake has been raised to \$1,000. Options for a new lock system on the boat ramp gates are being pursued. It is hoped cameras and an internet-based system for opening the locks can be installed by Memorial Day.

Langenfeld presented the Road Committee update. Kenney thanked the committee for the considerable amount of time they have spent the past year. The Board has approved spending \$50,000 raised from the increase in dues this year on a proof of concept area near the entrance using the quartzite aggregate recommended by the committee. The Board is unwillingly to put forth a vote on a special assessment at this time to do the entire lake for over a half-million dollars without assurance that the recommended process will be acceptable on Woodcliff roads. SID #8 is also doing a sewer main repair near the entrance this spring and a bank

stabilization project on the river side this fall. These projects will affect road conditions and require contractors to return the roads to the original conditions. The normal roads budget will still be available for the rest of the roads, outside of the proof of concept, for this year and will be utilized according to the committee's recommendation. A cost-effective solution must be found by working together. If the proof of concept meets expectations, a special assessment will be proposed for one of the three options presented by the Roads Committee at the March 6th board meeting to improve all Woodcliff roads.

Schlusser presented information on purchasing the Community Center and its tract of land. The Poehling family is wishing to divest themselves of this property. A survey by residents two years ago had indicated overwhelming interest in purchasing the property. Negotiations with the Cedar Bluffs Fire Dept. have not worked out to either party's satisfaction and the Woodcliff Board has elected to proceed with purchasing the property as the sole owner. A purchase price of \$400,000 has been agreed upon along with a 3-year payback timeframe at 2% interest; the lowest interest allowed by state law. If paid immediately, an assessment of \$907 per lot would be required; if the 3-year option is chosen, an assessment of \$943.55 per lot would be needed. A vote for a special assessment to purchase the property will be held at the June 11, 2017 annual meeting; a ballot will be sent out the beginning of May in the summer newsletter. 51% of votes submitted would determine the outcome of the vote. If purchased, plans for management of the community center would continue similar to the current process for the first year with a goal of making it a break-even venture. Financials for the past three years show minimal losses of \$1,083 for 2016, \$1,312 for 2015, and \$4,531 for 2014 with rental events of 8, 14, and 9 respectively. After the first year, other options of managing it as an event center would be pursued.

Copies of the 2017 Rules were available for residents to pick up. President Kenney pointed out the few changes that were made from 2016.

New Business:

Kenney asked for volunteers for a Nominating Committee for two board positions. Kori Krause volunteered to head the committee. Anyone wishing to submit their name or to nominate someone must contact the office by March 31st.

No other business being presented; the meeting was adjourned at 2:20pm.