

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

President Sean Kenney called the meeting to order at 6:30pm. Board members present were Tony Bromm, Dan Fagervik, Dave Langenfeld, Pat Schlosser, and Tim Krause participated via conference call. Also attending were Office Administrator Chris Johannesen, and residents Barry Taylor, S92, and Pat Tews, S1190.

Minutes of the January 9, 2017 board meeting were unanimously approved after a motion by Krause and second by Schlosser. Financial reports through January 31, 2017 were presented by Schlosser.

Action Items:

1. Residents: No requests at this time.

2. Office:

49 Lots have not yet paid the 2017 dues. On March 1st finance charges will be added again and statements sent with a note that a lien will be filed April 1st if still unpaid.

2016 Financial Statements and Tax Returns prepared by Shaw, Hull & Navarrette were reviewed and Schlosser signed a form so that the tax returns may be e-filed by the accountant. Copies of the 2016 Financial Statements will be available at the March Quarterly Meeting.

Discussion of board recognition of outstanding Woodcliff volunteers commenced and was put on hold until next month.

3. Security:

The January Security Report was available for the board to review.

A new 800mhz radio to replace the one that is no longer repairable is here, and a check was signed for its payment.

Security has received the Ice Rescue suit and equipment and hopes to do some training with it soon.

A camera at the entrance to record license plates is being replaced for \$788.49.

4. Maintenance:

There was no update on a possible Tool Cat purchase.

5. Roads:

The Road Committee met on January 19th and a summary of the meeting was reviewed. Goree Backhoe has been working with the committee on options. The Road Committee will meet soon to choose an option to recommend to the Board.

6. SID #8:

The \$100 Utility Fee will be billed to residents in mid-February.

7. Lake Health Committee:

Estimates for cameras at the boat ramps were reviewed; internet service would need to be arranged. A phone app which would open an electronic lock box for ramp gates was discussed and more information will be obtained by Kenney.

Zebra Mussel Rules were reviewed again. The Nebraska Lakes Association is updating prevention protocol procedures and Woodcliff Rules may be changed accordingly to be consistent with area lakes' rules when they are finalized. A notation of such will be added to the 2017 Rules before publication and distribution at the end of the month.

8. Tract 8 Community Center:

Cedar Bluffs Fire Department submitted a counter offer of \$50,000 for approximately 10,000 sq. ft. of the Community Center property and requested any utility installation be paid for by Woodcliff Lakes. The Board found this offer unacceptable and will proceed without the Fire Department. Schlosser will prepare a complete purchase proposal for the next meeting.

9. Yacht Basin:

The Yacht Basin committee met on January 23rd and is working to obtain estimates to complete the bank project which will be paid with annual fees collected from Yacht Basin occupants.

An extra bill of \$1,200 from Rugged River Design for work done last fall was covered by Dengel & Reinke and should be reimbursed when funds are available.

No other business was presented and the meeting was adjourned at 7:28pm.