

**Woodcliff Lakes Inc.**  
**Minutes of Quarterly Meeting**  
**December 13, 2020**

President Tony Bromm called the meeting to order at 1:30pm with all board members present. Also attending were Office Administrator Chris Johannesen, newly-hired Office Administrator Mary Schlosser, and nine residents.

Minutes of the June 14, 2020 Annual Meeting were approved. The September 20, 2020 quarterly meeting was cancelled due to a lack of quorum.

Board Treasurer Ward Reesman presented the current financial reports through November 30, 2020. Income for 2020 is approximately \$13,000 more than budgeted due to increased bank interest on CDs, increased Lake Health Boat Registrations, and sale of a small piece of common ground. Expenses are on track overall with greatest savings coming with reduced road expenses, thanks to Lane Goebel's maintenance, and a balance left in Lake Water Clarity which will be applied to future dredging costs.

Reesman continued with presentation of the 2021 Budget. The Board has approved a 5% increase in dues, which will mean Developed Lots will pay \$1,031 and Undeveloped Lots will pay \$757 next year. Dues have not been increased for 3 years. The increase is needed mainly to keep up with cost of living increases and to start covering dredging projects on the main lake. Copies of the current financial reports and the 2021 Budget were available at the meeting and are available at the office.

Board Vice President Dave Langenfeld reported on Road conditions which have been in good shape with the dry weather and Lane Goebel's maintenance. A contractor will give the roads a deep grading soon. SID #8 will be finishing the last phase of the raising of a portion of the river road for flood protection and installation of drainage improvements in that area. SID #8 has asked JEO Engineering to begin projections for additional cement ribbons in Cedar Lane and Timber Lane to enhance drainage in those areas and surveyors were out recently collecting data. Once the Road Raise project and the Lagoon Bank Stabilization project are complete, the SID hopes to designate funds for new drainage projects.

Langenfeld reported the HOA has sold the Tool Cat at auction and hoped to replace it by bidding on a Bobcat. The Bobcat price went too high and was not purchased. Lane Goebel offered to sell his Bobcat to the HOA at the price the HOA had available even though his bobcat was worth quite a bit more, and that equipment was bought last week. Goebel has offered use of any attachments he has. A snow blade for it has been ordered by the HOA.

Board Member Pat Schlosser gave an update on the Community Center which saw reduced income this year because of the pandemic restrictions. Most chose to reschedule so 2021 will be better. The New Year's Eve Dueling Pianos event has been moved to May 28<sup>th</sup>. Improvements to the kitchen are being considered; such as a commercial fridge, freezer, and warmers. Schlosser thanked those who continue to volunteer with maintenance and improvements: Lane Goebel, Laura Earl, Chris Schlosser, Ray Dengel, Dave Langenfeld, the Vets Club, the Lions Club, and the Catholic Church.

Board Member John Menning talked about Lake Health Improvements. Walleye were recently stocked in both lakes and thanks to the Memorial Donations for resident Tony Menousek, large mouth bass will be stocked in early spring in the fishing lake. Lake Health has varied items which help with water clarity: weather, algae control, aerators, proper fish management, and lake depth. The fishing lake was dredged in 2007 and the clarity in that lake is better than ever due mostly to its depth. A dredging plan for the ski lake is being developed and will start with Poehling Cove and the Marina Cove since they are the shallowest. Estimates from contractors were obtained. Lane Goebel offered to save the HOA a considerable amount of money by purchasing dredging equipment and allowing sand to be put on his property rather than hauling it away. The HOA will pay fuel, labor, and machinery maintenance. Goebel has also purchased a sand washer, which is sitting by the water tower, to separate sand from gravel. Goebel's generosity will save all residents money over the next few years.

President Bromm announced the retirement of Office Administrator Chris Johannesen and thanked her for nearly 17 years of service. She was presented with a gift and plant. Mary Schlosser was introduced and welcomed as the new hire to replace Johannesen. Mary has voluntarily run the Community Center for three years; these duties will be added to the office position.

A survey will be sent to residents soon about TV and internet service. The franchise agreement with Spectrum/Charter has expired and a new type of agreement has been offered to the HOA. The Board would like resident opinions before proceeding with any future agreement.

No other business being presented; the meeting was adjourned at 2:10pm.