

Woodcliff Lakes Inc.

Minutes of Board Meeting

June 5, 2017

President Sean Kenney called the meeting to order at 6:30pm. Board members present were Tony Bromm, Dan Fagervik, Dave Langenfeld, John Menning, and Pat Schlosser via conference call. Security Officer George Wolsleben attended along with four residents.

Wolsleben presented the May security report showing 563 cases including one minor jet ski accident. He is working on one pending criminal case involving obstruction while trying to apprehend a DUI suspect. Three boater safety classes involved 87 participants and the ATV course was attended by 26 people. A resident suggested Security offer a CPR course. Jennifer Wolsleben is an instructor and to encourage participation the class could be offered for free to residents and at minimal cost to the association if certification was waived. Rental of equipment & instructor fees would total approximately \$300. A motion was made and approved to offer one class in July if possible. An email offering the class could ask for donations to offset costs. Security has one AED in his truck. An additional one kept in a central location would be advantageous. Security will get an estimate of cost and the Lions Club will be approached about splitting the cost.

The minutes of the May 1, 2017 meeting were reviewed and approved. The Checkbook Reconciliation and Source and Use of Funds reports through May 31, 2017 were reviewed and approved. It was noted that total road costs are still under the budgeted total for road expenses.

Action Items:

1. Residents:

There are two transformer poles near the commercial property's intersection. OPPD will be contacted to install two lights to enhance night-time visibility in that area.

Parking problems continue at the turnaround at the end of Cedar Lane. Questions have arisen about the property line locations and the County Surveyor will be asked to stake the area.

S29 requested a change in the rules capping the Lake Health fee at \$200 per lot since only 2 watercraft can be on the lake at one time. The Rules committee has considered this before but actually 3 watercraft could be on the lake at one time, if one was on the fishing lake and two on the ski lake. The request was denied.

T1013 requested that foliage along North Lake Shore Drive in front of the area of T1003-T1006 be trimmed back for enhanced visibility on the road. Maintenance will be asked to complete this task after the office contacts the property owners.

T1034 will be sent a letter to clean up weeds and debris on the property.

2. Office:

No further information has been received from JVB Consulting about installing equipment for internet service.

Service contracts with two-thirds of residents would be required by the company.

The office is closed this week while Chris is on vacation.

The Agenda for the Annual Meeting was reviewed.

Two residents were recognized with gift cards to The Restaurant for their help planting the Koir logs and floating islands.

3. Security:

The 2017 Warnings & Citations report was reviewed.

4. Maintenance:

A Tool Cat and fork attachment were purchased. The tractor and all attachments were sold for \$13,500 which netted a cost of about \$5,500 for the new equipment.

The sweeper needs ratchet straps to secure onto the Tool Cat but works well with that support.

The Tool Cat has one leak and Schlosser Enterprises will have one of their men fix it. It will also need two new front tires this winter.

It was agreed that the HOA would keep the Tool Cat fueled and that Schlosser Enterprises would fill it up when using it since it is fair that they pay for the fuel they use.

The ATV on the island threw a belt and broke the housing. It was suggested that a shaft-driven ATV be purchased for heavy sand work instead of a belt-driven machine.

ATVs have been jumping onto the road from the river bank in one spot causing a hazard to oncoming traffic. Posts & rope will be installed in that area to limit access.

Summer help will be hired at \$10/hour to assist with maintenance items which cannot be covered by the board.

5. Roads:

A second dust control application will be done before the 4th of July.

Near the end of the year a survey of residents will be sent about the current road aggregate for opinions on cost, dust, washboards, and maintenance on inside and exterior roads to help define a plan for next year.

6. SID #8:

The 404 permit from the US Army Corps of Engineers has been received and bids for the River Bank Stabilization project will be let in the next couple weeks. Work will be done in late fall and early spring.

A Storm Water Management Plan is also being engineered to re-work 3 drainage areas to remove silt before it enters the lake water. Realignment of the ribbon near S1213 will be done as part of this plan.

7. Lake Health Committee:

Aeration is done except for in the Fishing Lake Cove. Electricity is the issue in this area. Ten residences are needed to supply electricity to new aerators which push more air and are quieter. Most fishing lake residents do not have electricity at their docks so we need to find ten who are willing to let us install electricity by tapping into an outside outlet and running pipe to the seawall. A ground fault plug would be installed lakeside. Money from the Lake Health Fund would be used for the installation and is estimated to be a total of \$1,000. Electricity cost to residents would be about \$4 per month. One would be installed at the Security house also. The Board agreed this was appropriate expenditure of Lake Health Funds.

Coconut Koir logs and floating islands have been planted and installed. The plants in the logs may have washed out over the weekend with waves, but if the logs help with sand erosion, more may be added. Otherwise additional seawall will be needed on the island. One floating island will be moved to the south spillway.

Noah Franzen has been hired for the summer to take oxygen and temperature readings. Someone is needed to do regular weekly maintenance on aerators.

Blue dye will be put in this week.

Muck eating pellets were put in Poehling cove.

Zebra Mussels are a big concern and rules for boat ramp access need to be changed. Cameras would be the best option but until they can be installed the gate locks on both lakes will be changed weekly and board members will answer calls to verify watercraft/lifts/docks etc. are decontaminated. Information will be sent to the office to keep a file of who goes in and out and copies of decontamination certificates. Watercraft with ballast must be professionally cleaned since that is the only way to completely ensure they do not contain zebra mussel larvae. A \$75 fine will be assessed for anyone leaving the gate open and/or unlocked; the last person with the code will be issued a citation.

A policy will be written outlining the procedure.

Menning would like to talk to JEO about the weir system in Wanahoo where water runs over and falls out instead of through gates which clog with debris constantly; this would keep fish from the river out also. A motion was made and approved to spend up to \$1,500 to get JEO's opinion on this system.

8. Tract 8 Community Center:

A motion was made and approved for the Board to submit four votes in favor of purchasing the Community Center as allowed by current By-laws. The ballots for the 4 properties owned were signed and will be submitted.

The Board preferred residents vote on this issue rather than taking out a loan, as was done when T1018 was purchased for a Security residence and HOA office.

9. Yacht Basin:

No update at this time.

10. Board Elections:

Results will be announced at the Annual Meeting.

New Business:

Ed Sekera commented that the extra security help on holidays has been very helpful.

No other business being presented, the meeting was adjourned at 7:45pm.