

# Woodcliff Lakes Inc.

## Minutes of Board Meeting

### July 6, 2020

Board President Tony Bromm called the meeting to order at 6:30pm at the Woodcliff Community Center. Board members present were Les Hileman, Dave Langenfeld, John Menning, Ward Reesman, and Sean Kenney. Also in attendance were Security Officer George Wolsleben, Office Administrator Chris Johannesen, Resident Cheryl Reesman, and Rugged River Design Contractor Pete Gronenthal.

Wolsleben presented the June Security report with 511 cases. The July 4<sup>th</sup> weekend resulted in approximately 175 cases including 2 UTV accidents near the river ramp which resulted in one DUI and one MIP citation. Pictures of several people jumping off the railroad bridge appeared on Facebook; residents will be reminded that this is a serious safety issue and that BNSF railroad will prosecute those caught on their property. Batteries were replaced in the County's electronic speed sign which was set up near the business district over the weekend. The sign will be moved to various areas around the lake over the next two months. A motion was made and approved to purchase three De-Chokers for Security's medical equipment at a cost of \$171. The Lions Club Fireworks will be August 1<sup>st</sup>; part-time security help was not budgeted for this weekend of fireworks. The Board discussed providing additional part-time security help for every weekend through Labor Day due to the larger number of residents at Woodcliff because of the COVID-19 pandemic; increased traffic on the lake and roads has been evident. The Security budget for part-time help will be reviewed.

Minutes of the June 1, 2020 Board meeting and June 14, 2020 Annual Meeting were approved unanimously. Reesman presented the financials for the first half of the year. Everything is within budget at this time; road expenses so far are zero due to Lane Goebel's donated time and equipment and SID #8's repairs from the flood. Some of this may be used for a rope fence on the river side road and additional part-time security this summer.

#### **Action Items:**

With Pete Gronenthal in the audience, his item was moved to the beginning of Action Items. A \$500 fine for bringing in sand without permission was issued to Gronenthal last month. After much discussion, Gronenthal agreed to pay the fine and will request permission for any future jobs at Woodcliff.

#### **1. CERT**

Due to COVID-19, research for the handbook has been put on hold.

#### **2. Residents**

S1035 Hilgenkamp common ground sale passed at the Annual Meeting. Hilgenkamp's have submitted payment. Attorney Curt Bromm has prepared all the paperwork, which has all been signed. Hilgenkamp's surveyor will provide an original replat survey to be filed with the paperwork at Saunders County.

S121 Mahrt common ground sale did not pass.

#### **3. Office**

Lot S1086 owes \$1,399.66 in dues. Due to COVID-19, payments were suspended in April. The office will contact the lot owner about resuming payments at this time.

The one-year CD was renewed for 3 months at 0.5%. This is long-term Lake Health Fund which most likely will be used this fall for spot dredging in Poehling Cove.

#### **4. Security**

The 2020 Warnings/Citations Report was reviewed.

The Security contract, which expires in 2025, was discussed. Wolsleben has requested an additional 5-year extension to 2030. The contract will be reviewed and this item moved to next month's Action Items.

There has been no contact yet from Quality Fence with an estimate for an additional receiver so that current remotes can be used on the gate to enter or exit Woodcliff.

#### **5. Maintenance**

There are more trees to trim around the exterior road yet.

An estimate for additional fence around the office to hide material & equipment was received for \$4,400. Another option is a temporary shed, similar to the ones Security installed, for behind the office/maintenance garage. Size and cost will be researched.

#### **6. Roads**

Rope fence materials are being ordered for the river road edge to minimize access to the river.

Two access points will be delineated by rope so that no damage will occur to the road raise project and berm which help protect Woodcliff from flood water.

SID #8 has completed the road raise project and the grading and quartzite application to the exterior road. Dust control was applied also.

#### **7. Lake Health**

Discussion about backfill needed for seawalls was held. Residents will be reminded that permission to bring in sand must be acquired before hauling it in and that dredging in front of the resident's cabin must be done first if at all possible. A board member will check out all requests.

90 Bags of algae treatment were put in the Ski Lake and 15 in the Fishing Lake. It appears that this has helped a lot. Treatment will be done again before Labor Day. Ray Dengel's truck was damaged when the trailer for picking up the bags of copper sulfate came loose. A motion was made and approved to reimburse him for his deductible.

A new type of rolling mechanism for spillways has been advertised by the Nebraska Game & Parks. This will be researched as a possibility for Woodcliff. It allows water to go over the roller but keeps fish in the lake and river fish from getting in.

Three dredging bids for Poehling cove are being obtained.

Lot S77 removed a boat from the lake via the Marina boat ramp. A motion was made and approved to cite them for a rule violation with a \$250 fine; all watercraft must use the HOA boat ramps. A sign and chain will be put at the Marina ramp so it is posted that this is a private ramp for the Marina's use only.

#### **8. Community Center**

Thursday, July 16<sup>th</sup>, will be the next Charity Poker Night.

#### **9. Yacht Basin**

All spots are taken.

Electricity and water have been added to the area for use by Yacht Basin occupants.

#### **10. SID #8**

The next meeting will be August 3<sup>rd</sup> at 5:30pm.

#### **11. Vets Club**

The 4<sup>th</sup> of July donut fundraiser was a huge success. 286 dozen were delivered.

#### **12. Elections**

Ward Reesman and Sean Kenney were congratulated on election to three-year terms.

A new Board Phone List was given to each board member.

#### **13. Spectrum/Charter Franchise Agreement**

An email was received June 18<sup>th</sup> from Jeremiah Blake with Charter. His request for a copy of the agreement, which was originally with Time Warner, was fulfilled.

**No other business being presented;** the meeting was adjourned at 7:52 pm.