

**Woodcliff Lakes Inc.**  
**Minutes of Board Meeting**  
**April 1, 2019**

President Tony Bromm called the meeting to order at 6:31pm with all board members present. Security Officer George Wolsleben, Office Administrator Chris Johannesen and 36 residents also attended.

Bromm began the meeting by talking about the catastrophic event which occurred March 14-17<sup>th</sup>. The main topic for the meeting will be the flood which breached the river bank and road; other items being lower in priority at this time.

Bromm thanked the following for helping during the flooding:

Board members Dave Langenfeld and John Menning who spearheaded prevention efforts and went above and beyond a board member's duties.

Roger Goree of Goree Backhoe & Excavating and Tom Sawyer of Sawyer Construction who responded at 2:00am with equipment to build a berm and trench and brought in 140 truckloads of material while their Fremont businesses were flooding.

The Woodcliff Security team, George and Jennifer Wolsleben, who spent long hours evacuating people and providing updates.

Resident and maintenance person Ray Dengel who worked alongside board members throughout the whole event.

Mike Steffen from the Woodcliff Marina who allowed use of his building, equipment and sand from his volleyball courts for sand bagging.

Chris Johannesen who sent out emails as possible while evacuating her own house.

And the approximately 100 volunteers who did anything and everything asked.

It is remarkable the amount of people and equipment who courageously worked to keep the entire community safe. About twelve houses on the riverside and the patrol truck were damaged but no lives were lost. A timeline of events put together by the HOA Board, the SID Board, and Woodcliff security was reviewed. Ice conditions, snow melt, rain, and frozen ground contributed to the flooding; however preliminary info before March 14<sup>th</sup> was not imminently scary. The onset was quick; cameras at S1026 show the water rising six feet in ten minutes. The crest was expected to be 9' but was actually near 13'. Ahead of time, the board had approved sand bag purchases and material to be on hand at Goree Backhoe for a possible berm if needed, but no one thought it would be needed so quickly.

Cedar Bluffs Fire Chief Rob Benke spoke about the need for an inter-local agreement between Woodcliff and the Fire Department for any future catastrophic events.

The Board mentioned that a committee will be set up to look at this emergency and determine what went right and what would improve the overall response. Items mentioned were reorganizing a CERT team, use of the early warning sirens, a robo-dial communication system, and elevation markers.

SID #8 and individuals will be eligible to apply for FEMA/NEMA at [www.disasterassistance.com](http://www.disasterassistance.com), however the HOA does not qualify. The Federal government has declared the area a National Disaster. SID 8 is having JEO estimate damages, completing elevation surveys, and prioritizing what needs to be fixed. NRD and Corps of Engineers permits may be needed which means repairs and hazard mitigation may not be a fast process. The HOA & SID want to help residents affected as much as possible and volunteers to help those residents are much appreciated.

Howard Krasne offered an apology for emails and conversations which happened in the heat of the storm. The Board apologized also for some reactions to residents but in the end, everyone came together to help each other and the community has a lot to be thankful for. Volunteers from No Town Left Behind were very grateful for the treatment they received while helping at Woodcliff, including hot showers and hot meals. Tim Thietje offered his appreciation for the heart-to-heart candid conversation with the board, allaying his fear of the community become a new river channel. Thietje has submitted a letter to be sent to the Burlington Northern Santa Fe Railroad about prevention of another type of catastrophe – a railroad derailment. The Lions Club will be voting tomorrow to make a donation to the Goree and Sawyer families for everything they did to help save Woodcliff.

Wolsleben presented the March Security report. Minutes of the March 10<sup>th</sup> Board and Quarterly meetings were approved unanimously. Board Member Ward Reesman presented the financial report saying costs associated with the flood may be enormous and the budget will be tight for the rest of the year. The Long-Term Health Account has \$109,500 accumulated towards dredging which may be needed this summer now.

### **Action Items:**

#### **Residents:**

Mike Steffen asked about the July 5<sup>th</sup> benefit concert. The policy is that the sponsor, Woodhouse Auto in this case, or the facility, Woodcliff Marina, will be responsible for the cost of extra security. It is estimated that two extra security personnel will be needed that night.

S121 Don Mahrt – A Ballot to allow the sale of a piece of common ground to Mahrt will be included in the next newsletter.

#### **Office:**

4 lots still owe 2019 dues: liens will be filed and lake privileges will be suspended. Lien filing fees are billed to the lot owner.

#### **Maintenance:**

Tree trimming on Airport Road and near the Woodcliff entrance is in progress and will be chipped.

The Goose deterrent lights will be removed and buoys installed in the lake soon.

Mike Steffen was thanked for cleaning the drainage ribbons last month.

Ropes and posts around common grounds will need repair.

#### **Roads:**

The riverside berm will stay up until May 1<sup>st</sup> as a precaution for snow melt coming down the Platte this spring, although it will be moved back a bit to widen the road. The ends were opened to provide access to the entrance to trails, but everyone is asked to stay off the berm. Intentional destruction of the berm will result in a \$500 fine.

Between winter snow removal and flood work, the road budget will be slim.

#### **SID #8:**

A meeting is to be held sometime in May.

Several houses on the north side have frozen water pipes resulting in loss of water.

#### **Lake Health Committee:**

An initial sweep of the flooded area for missing items and lake depth was done and is being compared to the bathymetric map. A second, more comprehensive, sweep will be done soon. Please notify the office or security of debris or shallow areas which could be a safety issue. Boat at your own risk in this area and the board encourages no wake and staying away from the dock side of the lake.

Additional small aerators are being ordered. Anyone who is interested in putting one on their dock should notify the office; power at the dock is a requirement.

Zebra Mussels have been found in the Platte but not near this area so hopefully, the flood did not bring those in.

Testing of the lake water for E.coli and coliform will be done but the biologist believes due to the natural springs and spillway it shouldn't be an issue. The testing lab rejected the first samples; requiring use of their sterile bottles which are out of stock. New samples will be taken as soon as bottles are available.

Fish stocking is to be done after the cormorants and pelicans have moved on.

The Fishing Lake level is being monitored and has gone down about 8" since the flood.

#### **Community Center:**

The Third Thursday Charity Poker Night will be held April 19<sup>th</sup>. So far nearly \$2,300 has been raised for charity.

Blue Yoga has started classes on Sun., Mon., Wed., and Thurs. A motion was made and approved to allow a notice on the marquee since it is a benefit to the community.

The new fireplace feature will be started in the next week or so.

The propane contract is being reviewed.

On Sunday, April 28<sup>th</sup>, from 2-4pm, a free gathering will be held at the Community Center to recognize and thank all who helped Woodcliff during the flood. Pulled pork is being donated by S1013.

#### **Yacht Basin:**

2019 Agreement forms were due April 1<sup>st</sup> and those not returned yet will be contacted.

The Yacht Basin Committee will meet soon and plans to install stakes with numbering for easy identification.

Checks were signed for Ray Dengel and Jerry Reinke to reimburse them for work done on the bank.

#### **NE Environmental Trust Grants:**

A list of possible projects was sent to Susan Hancock and Amy Preucil to be submitted in September for grants.

#### **Elections:**

Four names have been submitted for the June ballot. Biographies of those four will be included in the summer newsletter with the ballot for the June Annual meeting.

**No other business being presented;** the meeting was adjourned at 7:50pm.