

**Woodcliff Lakes Inc**  
**Minutes of Board Meeting**  
**October 2, 2017**

President Sean Kenney called the meeting to order at 6:27pm. Board members present were Dave Langenfeld, John Menning, Ward Reesman, and Scott Schaefer. Also in attendance were Office Administrator Chris Johannesen, RePlant Woodcliff Chair Carla Mahrt, and Resident Ed Sekera.

Carla Mahrt presented landscaping plans for the Community Center, which include a statue, limestone rocks, trees, and plants. The plans propose closing the entrance to the Community Center from Cedar Lane which is across from the Marina; trees would be planted in this area. A motion was made and approved to allow RePlant to proceed with the plans. Tree removal and new tree plantings will probably begin next week.

Minutes of the September 11, 2017 Board meeting were approved. The September 17, 2017 quarterly meeting minutes were approved with one correction: Tracey Roberts S1140 was the person who volunteered to purchase a disposal for the Community Center kitchen. The Checkbook Reconciliation and Source and Use of Funds, including current Community Center finances, through September 29, 2017, were reviewed and approved.

**Action Items:**

**1. Residents:**

S20B Sears request for removal of a tree from the park common ground which is leaning over his house will be taken down by A Plus Tree Service after obtaining five estimates. Sears has given approval for aerators to be plugged in at his outside outlet.

S1044 Sekera request to ban Jennifer Fryer from the lake after last year's assault will be handled by notifying her via certified mail.

Tract 7 Rugged River Design request for an eblast of an ad for his business was discussed. Board policy is that emails to residents are non-commercial and the request was denied based on that policy. A recent email for Outback Construction was allowed in exchange for work being done in Sandy Bottom Cove; the work includes repair of 20 feet of seawall and dredging which would have cost several thousand dollars. Outback also is the only company with a floatable dredge which is needed for most residents' lots. Lot Lines at the end of Cedar Lane will be surveyed yet by the county to outline HOA property.

**2. Office:**

A new light by the recycle bins is being researched by Keith Smith of OPPD.

The program for connecting to the entrance gate is not working properly and Security Fence Co. has been called so updates to PINS can take place.

Departments were asked to submit their wish list so the office can begin work on a preliminary 2018 budget.

**3. Security:**

The 2018 Warnings & Citations report was available for review.

An estimate for damage to the entrance gate from a recent accident will be obtained and submitted to the driver's insurance company. Security Fence Co. has been called to write up the estimate.

**4. Maintenance:**

The Tool Cat will need repair of approximately \$750-\$1,500 for an oil leak.

An estimate for new tires will be sought for next year's budget.

Bids for regular maintenance of common grounds will be obtained for 2018.

## **5. Roads:**

The committee met twice this month and a survey for residents to complete in December is being prepared. Plans for 2018 aggregate will be decided later.

SID #8 will be asked about their contribution to the 2017 aggregate and grading for drainage.

The 2018 rules committee will be asked to consider adding a rule and fine for residents' contractors who damage the road by storing materials on the road and constantly maneuvering equipment.

The office will contact the county to determine a start date on resurfacing of County Road W.

## **6. SID #8:**

SID #8 met September 13<sup>th</sup> to approve the 2017-2018 budget which includes raising the annual utility fee billed in February from \$100 to \$125 for 2018.

Three Storm Water Management Projects will be completed this fall on drains to the lake.

River Bank Stabilization will most likely start in December when the ground is frozen.

## **7. Lake Health:**

Floating buoys, an aerator and fountain for the community center cove, and technology for the boat ramp gate will be included in the 2018 budget.

Technology for next year is being developed for a computer program and app which would control the boat ramp gate combined with information on residents' watercraft registrations.

Aerators will be pulled in November and serviced for next year.

Crappie, Walleye, and Wipers are suggested for fish stocking this fall. Menning will place an order of approximately \$2,000 with the fish hatchery.

A motion was made and approved to transfer \$40,000 of Lake Health fees collected to the Long-Term Lake Health Fund.

## **8. Community Center:**

Thirteen lots have made no payment on the Community Center Special Assessment and a check and forms for filing liens on the properties were signed; lake privileges will also be suspended until payment is made. 179 residents are paying on the 3-year installment plan; the rest have paid the full assessment. The first payment to the previous owners will be made October 15<sup>th</sup>.

A motion was made and approved to transfer \$5,000 from the 2017 general operating budget for Lake Health to the Community Center for improvements this year.

Community Center budget estimates for 2018 will take into consideration current financial information and upcoming reservations.

## **9. Yacht Basin:**

Estimates for installing a sprinkler system in the Yacht Basin/Park Area were reviewed. A motion was made and approved to award the work to 5<sup>th</sup> Season of Fremont as they were low bidder.

Two spots are still open for fishing lake residents wishing to berth a boat on the ski lake.

## **10. 2018 Rules:**

Eight residents have volunteered for the committee. Co-chairs Schaefer & Reesman will determine possible dates for the first meeting. The office has compiled a list of items brought up in the last year for the rules committee to discuss.

**No further business being presented;** the meeting was adjourned at 8:18pm.