

Woodcliff Lakes Inc.
Minutes of Quarterly Meeting
March 8, 2020

President Tony Bromm called the meeting to order at 1:30. Board Members present were Dave Langenfeld, John Menning, Ward Reesman, Scott Schaefer, and Pat Schlosser. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and ten residents.

Wolsleben presented the Security report. Boater Safety Classes will be held on May 9th and May 16th at the Marina from 9am-3pm and cost \$10. The ATV Safety Class will be held on Saturday, May 23rd, from 10am-2pm at the HOA office parking lot and lunch will be provided. A basic first aid and CPR class for youth is being arranged in conjunction with the Lions Leo Club.

Minutes of the December 8, 2019 quarterly meeting were reviewed and approved. Reesman presented the Source & Use of Funds report through February 29, 2020. Two short-term CDs have been purchased to maximize interest income. Eleven lots have not yet paid the 2020 dues; liens will be filed April 1st on any of those left unpaid at that time. Copies of the 2019 Financial Compilation prepared by Shaw, Hull and Navarrette CPA firm were available.

Nick Borman, SID #8 Trustee, reported on the flood protection projects which are being undertaken; three projects are in various stages in the FEMA process. The river is accessible near the river boat ramp; residents are asked to stay off the new berm. The sand piled near the boat ramp is being stored for use by the HOA in case of emergency. Mike Steffen has information on where people may obtain free sandbags if interested.

Langenfeld presented information on Woodcliff roads. Aggregate is on hold until the plans for two SID projects, which include replacing lost aggregate and raising part of the river road, are finalized. Plans are for dust control treatment to be applied in April. Lane Goebel continues on a nearly daily basis to keep the roads smooth.

Schlosser gave an update on the many Community Center activities. Thank you to Jay Jensen for volunteering as maintenance help. Only 5 weekends are available yet for rent through October. The community center is used regularly for many community events including church services, Lions Bingo, Charity Poker tournaments, Vets Club fish fries, and RePlant Rodeo. LED lights are being installed which will reduce the monthly utility bill and allow for dimming. Bids for a storage addition are still in the works. **Volunteers are needed Saturday, March 21st, beginning at 9am for a Painting Party to paint all interior walls.**

Lake Health information was presented by John Menning. The ski lake will be raised on April 1st. Boat ramp gates will be open through Memorial Day weekend; following that please call 402-720-7807 to arrange a time for the gate to be opened. Aerators work best after the water temperature is 50 degrees or above and will be turned on most likely in April. Dredging of Poehling's cove should happen sometime this year; arrangements for working around power lines and trees are being made currently. Fish stocking will be done again in the fall. A bowfishing club plans to remove some carp and may be out this spring using lights in the evening.

The 2020 Woodcliff Rules & Regulations have been emailed and mailed to all residents. Copies were available at the meeting or can be found at the Woodcliff office. The 2004 Woodcliff Covenants are included in this year's rules as one of the changes includes adding fines/liquidated damages for any violation of the covenants.

A request for volunteers for the 2020 Nominating Committee was answered by Audrey Paulman who also volunteered Kori Krause. Two board members terms are up for election in June. Anyone wishing to volunteer or nominate someone for the ballot should contact the committee or the office before March 31st.

Two ballots for allowing the Board to sell two pieces of common ground to neighboring lot owners will be voted on in June. The ballots will go out in the Summer Newsletter. Lot S1035 discovered that part of the original house is over the lot line and they have asked to purchase a 577 sq. ft. section of common ground so that they meet the Saunders County zoning regulations. Lot S121 has maintained a portion of the common ground next to them in grass and as a vegetable garden; they would like to purchase that and install a seawall to reduce bank erosion.

A CERT team has been organized and completed training in emergency procedures including CPR. Lane Goebel is planning to build and donate a sub-station of the Cedar Bluffs fire station although the location has not yet been determined. Three pieces of equipment are planned: a fire truck, a quick attack truck, and a rescue squad. Once completed, response time for emergencies should be much quicker and homeowner's insurance policies should be lower.

No other business being presented; the meeting was adjourned at 2:05pm.