

**Woodcliff Lakes Inc.**  
**Minutes of Board Meeting**  
**June 3, 2019**

President Tony Bromm called the meeting to order at 6:30pm with Board Members Les Hileman, Dave Langenfeld, John Menning, Ward Reesman, and Scott Schaefer present. Also attending were Security Officer George Wolsleben and four residents: Ed Sekera, Pat Tews, Tim and Kori Krause.

Wolsleben presented the security report which showed 473 cases. Forty-nine people participated in the boater safety classes; twenty-three attended the ATV class. There were six citations on Memorial Day weekend. An electronic radar-speed sign from Cedar Bluffs Police Department will be tested. Residents will be reminded to call Security with complaints of rules violations instead of posting those on Facebook. The ski lake level is still higher than normal but going down. The spillway gate needs regular cleaning to facilitate flow into the river. A buoy in T-cove is missing and will be located or replaced.

Minutes of the May 6, 2019 meeting were read and approved. Financial reports through May 31, 2019 were presented by Reesman. Lake boat fees are lower than budgeted by about \$8,000 but many will bring in and register their watercraft yet by the 4<sup>th</sup> of July. Board members will check on those at the lake currently and report any without stickers to the office so that letters can be sent. Expenses are right on target.

**Action Items:**

**1. Flood**

A Committee for Disaster Response Review is working on putting together a list of suggestions for better emergency response for future boards.

**2. Residents**

T1016 Plans for Carport: Hileman will contact the resident for more details.

S1117 Containers in road & unlicensed camper – The office will be instructed to send a letter to remove these.

S1118 High grass & weeds: The office will be instructed to send a letter to mow and remove weeds.

Board members will review all lots for lot maintenance for cleanup before the 4<sup>th</sup> of July holiday.

S1121 Dock length: This was measured at 31 ½' from the seawall, which is not necessarily the lot line. The owner will be asked to provide that information.

S121 Common Ground purchase: Ballots went out in the newsletter. The Board is eligible to cast five votes for five lots owned by the HOA. A motion was made and unanimously approved to vote YES on these five ballots. No votes will be submitted for the election of board members.

S3 car on blocks: The car is currently licensed, which meets the current covenants requirement.

**3. Office**

S1086 still owes dues for 2018 & 2019 and monthly payments are being made. A lien & suspension of lake privileges remain in effect.

S44 finance charges have been paid in full and a lien release form was signed.

A motion was made and approved to follow through with earlier plans to transfer the long-term lake fund of \$109,350 to a bank CD to earn higher interest.

The office is closed June 3- June 9<sup>th</sup> for vacation.

**4. Security**

Citations thru May 31<sup>st</sup> were reviewed.

**5. Maintenance**

Trimming of road-side trees and brush is still in the works.

Shady Lane and Maple Lane has root balls on some trees exposed where flood water rushed through. These will be covered with additional sand to help stabilize the road bank area.

**6. Roads**

Lane Goebel has been working every day for the past month on the roads. He is re-doing some of the dust control with a new system and volunteering his labor and equipment which is saving the HOA money. Dust control has been applied to all roads. So far, the overall comments have been positive. The river road has been raised about nine inches by using the berm and sand bag material from the flood. Two available loads of quartzite will be put on the north end of the lake and gravel on the interior roads. The grader will be hired for major road grading.

## **7. SID #8**

A meeting will be arranged for July.

The SID is still waiting for the first meeting with FEMA officials.

## **8. Lake Health Committee:**

Menning contacted two others for dredging the T-cove entrance; both were higher than the bid from Pat's Irish Green Lawn & Landscape which will not exceed \$3,500 and includes re-leveling the seawall and removing excess sand. Silt fencing, recommended by the biologist, may be tried to trap the sand brought in by waves.

Copper sulfate used on another lake near Fremont has been researched. It is inexpensive and previously was applied regularly by the Woodcliff developer. Muck-eating pellets are recommended by the biologist. Both the copper sulfate and the muck-eating pellets will be tried this year in several coves.

Bass will be stocked this year. It is recommended that large fish caught should be kept and eaten, except for tiger muskies.

Blue dye will be used on the main lake as soon as the level drops to normal but will not be put in the fishing lake as last year it didn't seem to help and the water currently is pretty clear.

A bid of \$25,000 to \$35,000, depending on the amount of material removed, has been received to excavate Poehling cove. The muck-eating pellets will be tried first in this area as the biologist says they have seen up to three feet of sediment removed in less than two months with this product and it only costs about \$2,000. The sediment will be measured before the pellets are applied as a base to evaluate the effectiveness of the product.

## **9. Community Center**

The financials show a loss; however only 25% of the rental revenue is in so far this year since only 11 rental days have occurred through May. There are 34 days rented for the rest of the year. Expenses are on track and the planned upgrades for this year are complete; including the camera system, carts, tables and a propane tank. Additional electrical work is needed as the aerators in the cove trip the breakers.

Other than rentals, the community center is used on a regular basis. A pancake feed attended by 328 people, a cancer benefit, a blood drive, a recycle day, the poker nights, and viewing of the fireworks have all been scheduled recently. Yoga classes may be discontinued after June unless attendance picks up.

Tim Krause, the new Lions Club president, presented Lions Club information. A LEO Club for children 18 and under has been started with 25 children attending the first meeting. This is an extension of the Lions Club and will serve the community and those with sight problems. They will help with the mud volleyball and have chosen the playground by the basketball court as their first service project. The Lions Club has applied for a pickle license; a motion was made and approved by the Woodcliff Board designating the Community Center as the physical address for pickle sales by the Lions Club.

RePlant Woodcliff has chosen a 3-stall garage connected to the Community Center as their next project. This will be used for storing tables/chairs etc. A motion was made and approved for those plans as long as the plans will meet all county zoning requirements. Detailed plans will be submitted to the board later.

## **10. Yacht Basin**

All spots are taken and paid for.

## **11. NE Environmental Trust Grants**

All flood projects are being handled by SID #8 and the committee will continue with suggested HOA projects.

## **12. Elections**

Ballots were included in the summer newsletter and results will be announced at Sunday's annual meeting.

## **13. Vets Club**

Dedication of the flag poles was Sunday and was well attended. Many would like to see them flying more often. Additional flags are being installed around the community center.

## **New Business**

Dave Langenfeld was thanked for his work on the roads; especially the new dust control application method.

A suggestion was made to put up a sign at the Marina Cove entrance when NO WAKE is in force.

It was also suggested that a system for texting residents with No Wake information and other notices be put in place.

**No other business being presented**, the meeting was adjourned at 8:12pm.