

# Woodcliff Lakes Inc.

## Minutes of Board Meeting

### May 4, 2020

President Tony Bromm called the meeting to order at 6:30pm at the Community Center. Due to the Coronavirus the meeting was restricted to board members, security, and office personnel to remain under the 10-person state guideline. Residents were encouraged to contact the office before the meeting with any questions or concerns and to request a copy of the minutes after the meeting. Board members present were Les Hileman, Dave Langenfeld, John Menning, Ward Reesman, and Pat Schlosser; Scott Schaefer participated via speaker phone. Also attending were Security Officer George Wolsleben and Office Administrator Chris Johannesen.

Wolsleben presented the April Security report with 378 cases which included 5 alarms, 1 rescue call, 1 train/car accident and one near drowning of a small child. An ATV ran into the SID fence along the river road and should reimburse SID #8 for the cost of repairs. A clarification is needed on when boat stickers must be purchased and affixed. The Woodcliff boat registration form, which has been used for six years, states in bold letters that registration is due before Memorial Day. Further explanation states stickers must be affixed when using watercraft on the lake. No citations were issued this weekend. An eblast will be sent to residents with the clarification and mention ATV stickers and a reminder that children must be 12 & older to drive an ATV solo. Boat ramp gates will be locked after Memorial Day. It was noted that a couple area lakes have stricter registration rules and do not allow boats to leave for another lake and return during the season. Part-time security is scheduled for Memorial Day weekend as usual.

Sawyer Construction will begin reworking the berm this week, raising the road, and fixing the fence. Road curve signs will be ordered for the north end of the river road. Sawyer Construction will grade the exterior road and put down 2" of small quartzite around the perimeter road. This work is being partially funded by FEMA to repair and mitigate flood damage. Langenfeld and Ray Dengel have been trimming trees around the exterior road. Schlosser Enterprises will be hired by SID #8 to spray weeds and mow next to the road.

Lane Goebel has ordered a building for a fire department. The location is still undetermined as Goebel is still negotiating for land for the fire station.

Minutes of the April 6, 2020 Board Meeting were approved unanimously. Financials through April 30, 2020 were reviewed.

#### **Action Items:**

##### **1. CERT**

The CERT handbook will be expanded to include a check sheet and phone numbers specific to Woodcliff.

The CERT team will be adding some training with the Cedar Bluffs Fire Department once Covid-19 restrictions have been removed.

##### **2. Residents**

Ballots for sale of common ground to two residents, S121 and S1035, have been included in the newsletter which was taken to the printer and emailed today. Both will go door-to-door explaining their situations and encouraging everyone to vote since they need a majority of all lot owners to approve the sales.

A possible garage donation will be removed from action items.

##### **3. Office**

One lot owes 2019 and 2020 dues and has stopped making payments due to being furloughed due to the coronavirus pandemic. This lot has also not paid the SID #8 utility fee for 2020. The office will check if real estate taxes have been paid.

The three-month \$150,000 CD matures today. A motion was made and approved to redeem the CD and deposit the money into the checking account for the operating cash fund.

Quality Fence has checked the entrance gate and will send an estimate for an additional receiver so that remotes will work on both entering and exiting. Extending the eyes should be done to increase safety for automatically closing the gate behind vehicles.

The office will be closed May 14 & 15<sup>th</sup> and again the week of June 1<sup>st</sup>-5<sup>th</sup> for vacation.

Problems with people leaving items outside the recycle bin continue and several have been sent citations.

Estimates for garbage & recycling service community-wide will be investigated.

#### **4. Security**

The 2020 Warnings/Citation report was reviewed.

#### **5. Maintenance**

The title for the new UTV has been received from the County DMV.

The debris left after grinding a stump at S17 will be cleaned up.

#### **6. Roads**

Dust control was applied in April to the perimeter road. All roads will be done before Memorial Day.

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

Copper Sulfate will be purchased and applied to both lakes in mid-May. Three or four treatments will be done this year to keep algae under control.

Bowhunting carp will be done following the copper sulfate applications.

Blue dye on hand will be used up but it appears the copper sulfate is a better product; therefore the blue dye will not be re-ordered.

Ten new dock-mounted aerators arrived today; five of those are spoken for already.

Requirements for dredging Poehling cove are still being outlined.

An additional spillway will need to be a separate project from the road raise and JEO engineers will provide options.

Larger fish can be kept and eaten now; catch and release is no longer needed.

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

A huge THANK YOU goes to Dave & Chris Langenfeld, Ray Dengel, Mary & Pat Schlosser, and the Kenney family for facilitating the painting of all interior walls. The new paint and new LED lighting has brightened the community center considerably.

Due to the pandemic, four events were cancelled and refunded; the rest will be rescheduled. This has affected the profit margin until dates are finalized and payments come in.

Third Thursday Charity Poker Night will continue on May 21<sup>st</sup> – perhaps with masks if needed.

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

One annual agreement is yet to be returned.

Two spots are open and advertised in the summer newsletter.

One resident has asked for a second spot. Policy has always been one per fishing lake lot. The Board agreed if there are spots open, a second spot could be leased on a year-to-year basis with the proper dock-buy out. Should someone without a spot require one, the lot with a second spot would be required to give it up.

The Yacht Basin committee submitted an estimate of \$10,225 to add electricity and water to the area. This work would require “borrowing” approximately \$2,500 from the 2021 Yacht Basin fees. A motion was made and approved unanimously for this work and borrowing funds from the next year. It was noted that the spots in Church’s Cove should be next in line for electricity and water after the work in the Yacht Basin is finished and paid for.

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

All projects have been obligated by FEMA and funds will be received when the projects are done.

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

Flags for Memorial Day will be put up on Wednesday, May 20<sup>th</sup> at 8am and volunteer help is welcomed.

A Fish Fry will be arranged as soon as the pandemic restrictions are lifted. Profits will pay for the 112 new chairs for the community center. Individual chairs can be sponsored for \$20 each and a plaque with the name of an honored vet will be attached to the chair.

#### **12. Elections**

A ballot for the election of two board members is included in the summer newsletter.

A CPA from Shaw, Hull, & Navarrette will be at the June annual meeting to tally votes.

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

A letter was sent in March requesting a new proposal with no reply received at this time.

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