

Woodcliff Lakes Inc.
Minutes of Annual Meeting
June 14, 2020

President Tony Bromm called the meeting to order at 1:30pm with all Board Members present. Also, in attendance were Joni Cantrall, CPA from Shaw, Hull & Navarrette; Security Officer George Wolsleben, Office Administrator Chris Johannesen, and 27 residents.

Bromm introduced all of the above and followed with introductions of the two residents running for board election: Sean Kenney and Ward Reesman. A short review of the two ballots involving sale of common ground to S121 and S1035 was presented. It was announced that all three ballots must be turned in by 2:00pm.

Wolsleben presented the current security report which included issues with water snakes which are non-poisonous, guests driving carelessly on ATVs, watercraft after dark without navigation lights, and the floating picnic tables with motors which must have safety equipment on board and be registered with both the state and Woodcliff. Wolsleben thanked everyone for the help he has received recently especially in removing the crumbling dock at the security house.

Minutes of the March 8, 2020 Quarterly Meeting were approved unanimously. Board Member Ward Reesman presented the Source & Use of Funds report thru May 31, 2020. Both income and expenses are on track. The savings in the road budget from Lane Goebel's generous donation of time and equipment has helped purchase a UTV for maintenance. The board is working to set aside funds for dredging and working with the accountant and attorney to determine the best possible income tax filing for the Woodcliff HOA while saving this money. Three short-term CDs were purchased earlier in the year to maximize interest.

Board member Dave Langenfeld recognized Goebel again for his work on the roads. SID #8 is currently working on raising the road on the river side to meet the 100-year flood plain level. That will be followed by repairing the exterior road with FEMA funds by grading and applying small quartzite aggregate. The HOA will have Sawyer construction also grade the interior roads and Goebel will follow with calcium chloride for dust control on all roads before the 4th of July. Two or three drains will be installed in the newly raised road for road runoff to the river.

Board member Pat Schlosser gave an update on the Community Center which has been affected by the COVID-19 pandemic; most of the events have been rebooked. During the downtime, all interior walls have been freshly painted by Mary Schlosser, Ray Dengel, Dave & Chris Langenfeld, and with Don Mahrt helping move items as needed. Installation of LED lights is complete. These are dimmable and will save money on the utility bill and replacement bulbs. Goebel has been a great help smoothing the parking lot and Laura Earl has been taking care of all the beautiful plantings. The Woodcliff Lions Club has purchased new tables for the Community Center and the Vets Club has raised money for 100 new chairs. New Year's Eve will host another Piano event with more advanced pianists than last year.

The Vet's Club served over 450 meals at the take out Fish Fry & Pig Roast. They are planning a special surprise for the 4th of July. Flag set up for the 4th will be on Monday, June 29th at 8am for anyone who can help.

Board Member John Menning spoke about the numerous items in progress with Lake Health. Algae treatment has been applied in the ski lake and will be done again before the 4th of July due to the warm weather. The treatment is copper sulfate and is safe for humans and pets but does create an odor for a day or two as the algae dies. Blue dye was applied on the fishing lake. 200,000 minnows were stocked in the fishing lake. Fish habitat cubes will be constructed and installed in the fishing lake. Fish stocking will be done this fall; memorial funds for resident Tony Menousek will allow for an increase in the order. Bowfishing was done and produced four 600 gallon tanks full of carp and gar. A large hybrid gar and large flying Asian carp were included in the kill. Dock aerators are being installed by Langenfeld and Dengel; residents may call the office to be put on the waiting list. It was noted that there are lots of bull frogs which indicate the lake ecosystem health has improved.

At 2:05pm, Bromm made a last call for ballots. Residents were asked if there were any items for new business they wished to bring up; with no response the meeting was recessed until the ballot tally was finalized.

At 2:15pm CPA Joni Cantrall presented the ballot results to the Board. Bromm announced them:

For Board Elections: Ward Reesman received 190 votes
Sean Kenney received 182 votes
And 1 write-in vote was received.
Reesman & Kenney will begin 3-year terms today.

For Sale of Common Ground to lot S121:
213 total ballots were received
21 of these were invalid with no indication of "yes" or "no"
184 valid ballots voted YES
8 valid ballots voted NO
This DID NOT PASS due to insufficient votes; 223 were needed.

For Sale of Common Ground to lot S1035:
243 total ballots were received
15 of these were invalid with no indication of "yes" or "no"
225 valid ballots voted YES
3 valid ballots voted NO
This ballot PASSED upon receiving more than 223 required votes.

With no other business being presented, a motion was made and approved to adjourn the meeting at 2:20pm.

NEW BOARD EXECUTIVE SESSION:

This meeting was called to order at 2:30pm. Officers nominated and elected unanimously were: President Tony Bromm, Vice President Dave Langenfeld, Secretary Sean Kenney, and Treasurer Ward Reesman.

Discussion followed on renewing the 1-year CD for Long-Term Lake Health Funds. A motion was made and approved to change the term to a 3-month CD.

Discussion of sand brought in without permission by a contractor which the lot owner was unaware of until after the fact was held. A motion was made and approved to fine the contractor \$500 because board members had visited with him before on other jobs, the sand was delivered before dredging any out of the lake, and he used to live out here and should know the rules.

Executive Session was adjourned at 2:45PM.