

# Woodcliff Lakes Inc.

## Minutes of Board Meeting

### April 3, 2017

President Sean Kenney called the meeting to order at 6:28pm. Board members present were Tony Bromm, Dan Fagervik, Dave Langenfeld, Tim Krause, and John Menning. Sharon Hatjinos of Hats Off Motorsports and Monte Brown of JVB Consulting attended. Security Officer George Wolsleben, Office Administrator Chris Johannesen, and residents Kori Krause, Ed Sekera, and Scott Werth were also present.

Ms. Hatjinos presented information on behalf of Ken & Kathy Allen, S1108, about the newest jet boats which have an articulating keel for enhanced steering and no exposed prop. Ms. Hatjinos offered to demonstrate the safety features of jet boats. If jet boats were to be allowed at Woodcliff, a rules change would have to be implemented. Suggestions for rules specific to Woodcliff would need to be considered. No change was made at this time.

Mr. Brown presented information on an enhanced internet system for Woodcliff. A microwave signal could be sent to the water tower, and three options are available from there to provide 8 terabytes to Woodcliff residents. Woodcliff Lakes would become their own server and after initial costs, the service would become extremely reasonable for residents.

1. Bury fiber optic cable to each cabin. Preliminary cost estimate is \$500,000.
2. Wire to OPPD posts and then convert to Wi-Fi to cabins. Each cabin would need a device. Cost estimate is \$100,000 - \$150,000.
3. Install 6-8 posts of our own at about \$3,500/post and convert to Wi-Fi to each cabin.

Permission from Fremont Dept. of Utilities and Saunders Co. Zoning would be needed. Brown will return at the May meeting with more specific information and costs. A commitment would be necessary at that time.

Wolsleben presented the March Security report showing 368 cases including 1 fire and 1 rescue call. Wolsleben's opinion is that jet boats created a huge problem when previously allowed due to speed, maneuverability, and sand displacement. Changing the rules need lengthy, serious consideration. The entrance gate malfunctioned one night due to a power surge that burned up the gear. Security Fence Co. was out the next day to repair it.

Minutes of the March 6, 2017 board meeting and the March 12, 2017 quarterly meeting were approved with one spelling change. The financials through March 31, 2017 were reviewed. The office reported two residents still owe dues; one is to drop off a check tonight and the other is a resident who has never been late before but is having difficulty getting retirement funds issued. A motion to extend the collection period for this resident until May 1<sup>st</sup> was unanimously approved.

#### **Action Items:**

##### **1. Residents:**

S49 requests permission to bring in one load of clean sand to place on top of sand taken out of the lake. This was approved unanimously.

S101 plans, which have a county permit, for a concrete patio and bringing in 2 loads of crushed concrete for backfill were approved unanimously.

S1044 plans to install a carport and will submit plans for the board to review.

##### **2. Office:**

The 2017 Directory will be published this month.

Monte Brown will be asked to provide an article for the newsletter about the basics of his company's internet equipment and service.

Spectrum (Time Warner) has not yet sent the franchise fee for the last half of 2016. A contact with Spectrum has finally been reached and the office is working with her to obtain the check.

**3. Security:** This was discussed earlier in the meeting.

##### **4. Maintenance:**

Purchase of a used Tool Cat below \$20,000 is being researched although most of the available used ones are in the \$25,000 range. The tractor and attachments would be sold. Values of the tractor and attachments as reported by Platte Valley Equipment will be forwarded to the board; an interested party has offered \$3,500 for four of the

attachments. The Tool Cat has more versatility than the tractor and would save money in the long term, rather than having unused equipment stored attachments for the Tool Cat could be rented as needed.

**5. Roads:**

A motion was made and unanimously approved for a half-mile proof of concept as outlined in the Road Committee's Option 2 from the entrance to the business area with 2 ½" thick quartzite using the already agreed upon funds from the increase in dues. After the recent grading, it was determined that the interior roads have sufficient aggregate. 1" screened gravel will be applied to the exterior road and magnesium chloride for dust control will be applied to all roads using the normal road budget funds. Road work will begin as soon as the SID's sewer main repair is completed. If the Proof of Concept is acceptable, quartzite for the entire lake and a special assessment to pay for it will be considered; savings in the reduction of annual aggregate and dust control would offset any special assessment.

Saunders County Road Department has advertised for bids for a 3" asphalt overlay on Co. Rd. W with a 28-day construction period. Residents will be notified of a start date when announced.

**6. SID #8:**

Work has begun on replacing 800' of sewer main near the entrance. Traffic is being routed south and Twin Lakes Drive has been opened. All neighbors and businesses were contacted by phone; all other residents were emailed and a notice put on the marquee. The speed limit of 10mph on Twin Lakes Drive was included in the email.

Three other SID projects are still in the engineering phase:

- Three drainage pits for filtering road drainage.

- An Additional water main from the tower.

- The Bank Stabilization project which will be let for bids as soon as a Corps of Engineers permit is received.

A contractor for Verizon is putting together plans to be presented for adding equipment to the water tower to enhance cell phone service at Woodcliff. This will need Saunders County Zoning approval.

**7. Lake Health Committee:**

Blue Dye has been ordered. Muck eating tablets will be tried in Poehling's cove. 140' of coconut fiber plantings for bank stabilization on the island will be installed. Smaller, less expensive aerators will be purchased to replace several in the Fishing Lake. Rental of a portable dredger for \$1,500 per month may be utilized. The seawall at Sandy Bottom needs attention. There are no plans for fish stocking for 2017.

**8. Tract 8 Community Center:**

Information and a ballot for a special assessment to purchase the Community Center will go out in the next newsletter as soon as the attorney has reviewed it.

**9. Yacht Basin:**

The bank project is complete except for seeding and sod which will be done later in the spring.

One spot is open due to a property sale.

**10. Board Elections:**

The nominating committee, Kori Krause & Audrey Paulman, have submitted two names.

Ward Reesman, S1175, and Scott Schaefer, S56, were approved by the board for the ballot for the two open positions.

**New Business:**

Kori Krause, S1157, submitted plans for a concrete patio and steps to the lake to eliminate erosion. A motion to approve this was unanimous.

**No other business being presented;** the meeting was adjourned at 8:21pm.