

**Woodcliff Lakes Inc.**  
**Minutes of Board Meeting**  
**April 9, 2018**

President Sean Kenney called the meeting to order at 6:30pm. Board members present were Dan Fagervik, Dave Langenfeld, Ward Reesman, and Scott Schaefer. Security Officer George Wolsleben and Office Administrator Chris Johannesen were also present. Eight residents attended: Tony Bromm, Don Fiedler, Amy Leise, Cheryl Reesman, Ron Schaefer, Ed Sekera, Barry Taylor, and Pat Tews.

Wolsleben presented the March Security report which showed 393 cases. The entrance gate was out of order for a couple weeks due to a software glitch but is now working properly.

Minutes of the March 5, 2018 Board Meeting and March 11, 2018 Quarterly Meeting were approved. Financial reports through March 31<sup>st</sup> were reviewed and approved. 2017 Tax return filings were reviewed. Income tax for 2017 was due and quarterly deposits for 2018 will need to be made; income tax was necessary due to community center rental income and capital gains on the sale of the tractor which was depreciated down to zero. The 2017 compilation prepared by the CPA was reviewed and copies will be available at the June Annual Meeting.

**Action Items:**

**1. Residents:**

The county surveyor has not responded to a request to survey the lot lines at the end of Cedar Lane. S1220 suggested propane refills for the community center be bid out next year.

Dock plans for S101 were approved as long as the length is reduced to 25' per the rules. The pontoon currently there is 26' out into the lake; dredging may be needed to move it in and fit properly with the new dock.

S1 requested a solution to all the leaves and lake debris which ends up in front of their lot. Langenfeld will check if there is an extra aerator which might help the decomposing debris on the bottom of the lake.

**2. Office:**

Two lots have not yet paid dues and liens will be filed tomorrow. One check from a third lot was returned for insufficient funds and is to be covered tomorrow; if not, a lien will be filed. Lake privileges are suspended for those lots with liens.

**3. Security:**

The windows for the security house have arrived and Larsen Construction will install soon.

**4. Maintenance:**

No update was given.

**5. Roads:**

Results of the Road Survey were announced and discussed. 290 responses were received.

64% agreed or strongly agreed the roads performed better this year.

65% agreed or strongly agreed there was less dust.

52% agreed or strongly agreed the Road Committee was on the right path.

38% agreed or strongly agreed to an assessment; 42% disagreed or strongly disagreed to an assessment.

45% preferred no assessment of any kind.

24% were open to fast-tracking improvements with an assessment of \$500-\$750.

35% were open to researching hard surface options; 22% did not want any type of hard surface.

It was suggested to use the current budget this year in the following manner: Interior Roads would be graveled and approximately 1 ½ miles of quartzite could be put down. Langenfeld will meet with SID

#8 and JEO Engineering representatives tomorrow to determine the exact scope of road work that will be done after the SID's River Bank Stabilization project is complete; then remaining HOA budget funds can be determined for other areas. The Road Committee will meet following this meeting.

The road from the entrance to the business area is the hardest to maintain. It has been recommended by the road expert and tree experts that the cedar trees along the tracks be thinned to help the road recover from weather events and improve the health of the remaining trees. Opinions on tree removal from area residents would be needed and the benefits for all residents weighed.

**6. SID #8:**

Seeding, mulch, and road work are left to complete on the River Bank Stabilization project.

**7. Lake Health Committee:**

Part-time summer help will be considered for applying blue dye, dragging the island, and aerator maintenance.

Fish Habitat will be installed as soon as weather cooperates and volunteer time is available.

A Smart Keybox for the boat ramps will be considered.

Dave Langenfeld volunteered to be the contact person for the Commercial Fish Net Permit application with the Nebraska Game & Parks for this year.

**8. Tract 8 Community Center:**

Two lots have not paid the assessment and liens have been filed and lake privileges suspended for these properties.

29 reservations have been made for 2018 with a few more in the works.

**9. Yacht Basin:**

Two residents have not yet paid the annual fee for their berthing spots.

**10. Elections:**

Nominations received for board elections are:

Tony Bromm T37, Les Hileman T1019, and Sean Kenney S1204.

The three nominations for the ballot were approved on a vote of 4-0 with Kenney abstaining.

**No other business being presented**, the meeting was adjourned at 7:24 pm.