

**Woodcliff Lakes Inc.**  
**Minutes of Board Meeting**  
**August 5, 2019**

President Tony Bromm called the meeting to order at 6:30pm at the Woodcliff Community Center. Board Members present were Dave Langenfeld, John Menning, and Pat Schlosser. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen and Residents Tim Krause, Don & Connie Mahrt, Mitch & Tami Mallum, Perry Muller, and Ed Sekera.

Wolsleben presented the July Security Report with 584 cases including 7 citations, 1 Boating Under the Influence, and 10 rescue calls. Cedar Bluffs Fire Department completed water rescue training. The entrance gate was damaged in a vehicle accident and has already been repaired and reimbursement received from the driver's insurance company. The Lions Club is considering purchasing a FLIR Thermal Camera for security. A \$1,600 model which picks up body heat up to 1,200 yards and underwater is being researched.

Minutes of the July 1, 2019 Board Meeting were unanimously approved. Financial reports as of July 31, 2019 were reviewed and approved. Ray Dengel's time will be moved to Lake Health expenses from Maintenance and it appears that road aggregate is included in road maintenance expenses.

**Action Items:**

**1. Flood:**

A committee for Disaster Response Review and Planning will meet this fall.

**2. Residents:**

A list submitted to the Board naming lots which need dock repairs and lakeside weeds removed was reviewed. The Board will check each dock. Those with high weeds will be sent letters as they have already been confirmed.

S1171 construction is underway and the office will check on plans.

S1117 has removed the containers and unlicensed camper.

S1104 still has high grass and weeds which need mowing after two contacts by the office. A contractor will be hired to clean it up and the cost billed to the lot owner.

T1004 still has a posting on Airbnb for renting the cabin. The next rules committee will be asked to add stronger language for resolving situations such as this.

S121 Don & Connie Mahrt would like to still pursue purchasing the common ground next to their lot. They would like the Bylaws changed so that a vote such as this needs only a majority of votes cast and not a majority of lots to pass. Attorney Curt Bromm will be contacted about how to change this Bylaw.

**3. Office:**

One lot still has a balance due for 2018 and 2019 dues and interest and continues to make monthly payments. The owner has a court settlement date next week which may provide a means to eliminate the balance.

The office will be closed August 19th-23rd and August 31<sup>st</sup> for vacation days.

**4. Security:**

The year-to-date Warnings & Citations report was reviewed.

Two First Aid/CPR classes are scheduled for Sunday, August 18<sup>th</sup> at the Community Center. 1pm-3pm will be a non-certified class which is free to participants since the Board subsidized the instructor's costs. From 3pm-5pm will be a certified class which is limited to ten participants and costs \$65 per person.

**5. Maintenance:**

Tree trimming on the outside road is in progress.

The Tool Cat needs repair of the hydraulics. A repairman is being contacted to check it out.

#### **6. Roads:**

Grading and spraying were done July 29<sup>th</sup>. Lane Goebel touches up areas every couple days.

#### **7. SID #8:**

The next meeting is August 7<sup>th</sup> at 5:30pm at the Woodcliff Lakes office.

FEMA has completed 3 site inspections and a FEMA rep meets with the office every other week.

Ballots for elections of the SID Board should be mailed August 21st to residents from the Saunders County Clerk and must be returned by September 10<sup>th</sup>.

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

Lake Ski Di's level is managed daily. The origination of the marker at the spillway in 2010 was researched and found to be managed in the same manner since that time; 4 inches above the normal grooved line is considered No Wake.

A suggestion to add boards to the north spillway gate, similar to the setup on the south spillway gate, is being priced. It is believed this will further help regulate the lake level.

Algae treatment will be applied in the ski lake tomorrow and Wednesday.

Muck pellets appear to be diminishing the lake bottom muck in the Church's Cove area; other areas have not been checked yet.

A couple aerators have been replaced and several smaller ones installed.

#### **9. Community Center:**

Rental events are going well.

Bids for a storage unit addition to the building are being received. Steel doors would be cut into the west end of the community center and open into a 20' x 30' addition where tables, chairs, etc. could be stored. This would free up space on the main floor. RePlant Rodeo raised funds to help fund the addition.

The Catholic Church was taking donations at a recent Mass to donate to the Community Center and will deliver those to the office.

#### **10. Yacht Basin:**

Two spots have opened this month due to a house sale and another lot selling their boat. Fishing lake residents have been notified that spots are available with no response.

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

Work continues on a grant application which must be submitted in September.

#### **New Business:**

The HOA owns two pole chainsaws for tree trimming and usage was discussed. If not used, one could be sold.

**No other business being presented;** the meeting was adjourned at 7:25pm.