

Woodcliff Lakes Inc.
Minutes of Quarterly Meeting
March 20, 2016

President Sean Kenney called the meeting to order at 1:30pm and introduced Board members Tony Bromm, Dan Fagervik, Warren Higgins, and Tim Krause. Board member Carla Mahrt was absent. Also attending were Security Officer George Wolsleben and an estimated 150 residents.

Tim Krause addressed the crowd on respectful and courteous communication stating that Board members are homeowners too with the same vested interest and doing the best they can as humans and responding as quickly as possible considering all have full-time jobs. The board appreciates being made aware of any issues but would appreciate those being presented with a suggestion for a solution to collaborate with the board.

Wolsleben presented the Security Report. Woodcliff has not experienced any major thefts although the surrounding area has been hit. He believes the gate is already a deterrent. New cameras at the entrance are operational and provide high-definition pictures. Boater safety and ATV classes will be held on Saturdays in May.

Minutes of the December 13, 2015 Quarterly Meeting were approved. The Source & Use of Funds report through February 29, 2016 were reviewed. 21 lots still owe the 2016 dues and they will be collected by April 1st. Copies of the 2015 Compilation from Accountants Shaw, Hull, & Navarrette were available.

Old Business:

A form to designate a PIN number for the Entrance Gate has been sent to all residents; the gate will begin operation June 1st. Temporary codes for events can be set up ahead of time. Remotes are available if desired and cost \$35.

Copies of the 2016 Rules were available. Only two changes were made from 2015: The maximum horsepower restriction on Lake SkiDi was removed and anyone born after 12/31/1985 must have the boater certification class per state law.

New Business:

Kori Krause and Audrey Paulman volunteered for the Nominating Committee. All nominations for board elections must be turned in to the office by March 31st. Three board spots will be open.

The homeowners had expressed an interest at the last meeting in purchasing Tract 8, the Community Center. Negotiations are currently at a standstill. The Cedar Bluffs Fire Department may be interested in purchasing a piece of the property to locate for a sub-station. County zoning regulations limit what can be done with the property.

Krause presented information about the Lake Health Committee:

A = algae, aerators, activator

Bio Boost activator to add oxygen and AquaShade blue dye to filter out sunlight and reduce algae have been already been added to the Fishing Lake due to the early warm weather. The Committee would like to raise the ski lake on April 1st so treatments can also be put in there. Anyone who has work planned that would be hindered by raising the lake early should contact the office. Additional aerators can be purchased and installed; the new units are smaller, cheaper, and require less maintenance.

B = Bank Stabilization

Bank stabilization is needed for drainage improvements. Test areas with grass, riprap, and/or floating island will be created.

C = Carp Removal

46,000 pounds were removed in 2015, which the Biologists thought was very successful.

Removal of additional will be done again this year, hopefully with someone who would buy the Asian carp which were destroyed last year.

D = Dredging

Two spots near S71 and S1114 are only 3'-4' deep and will need dredging as soon as possible.

Matt Schwarz presented information from the Road Options Committee, whose mission was to develop a long-term road plan that preserves Woodcliff's privacy, accommodates the diverse traffic while improving the quality of the road and reducing air and water pollution.

Traffic counts were done in six areas for a two week period; the average traffic count far exceeded (3-5 times) what is sustainable by any type of aggregate, although the current aggregate and dust control are the best products for the cost for Woodcliff roads.

Approximately \$100,000 has been spent annually on aggregate, grading, & dust control in 2013, 2014, and 2015. The committee recommends hard surfacing, in particular concrete over asphalt which is more expensive and requires more maintenance. SID 8 is better able to handle the engineering and financing aspects of paving but would need a clearly defined easement for the roads. An easement would leave ownership of the roads with the HOA thus keeping them private. The HOA Board has approved working with the SID to explore paving the roads.

Paving improvements would include: 30' wide exterior roads which includes a 4' pedestrian lane, 22'-24' wide interior roads, storm sewers in all areas to improve drainage and lake health. Preliminary Engineering estimates put the total cost at \$6.9 million which would require a property assessment of \$15,326 per lot.

SID 8 has the authority to issue bonds. SID 8 already owns other infrastructure at Woodcliff: the water, sewer, and siren systems. Over 50% of Woodcliff lots would have to approve granting a road easement to SID #8. SID 8 would need to add roads to its authority; request a Resolution from Saunders Co. approving the plan and agreeing that Woodcliff roads remain private with maintenance solely at the expense of the SID or HOA, defining that the County would have no obligation to maintain Woodcliff roads. Once these are accomplished the SID would take formal action through a Resolution of Necessity approving the paving process.

The entire process would take approximately 22-27 months. Construction loans would be obtained and after completing, it would be converted to a bond (a long term loan).

Assessment for each lot would be issued and lot owners could either pay the full amount all at once or spread the cost over the term of the bond (10 or 15 years). The first payment would not be due until nearly 2 years from when the HOA votes to allow SID to pave the roads. The HOA budget would be reduced annually and subsequently, dues would be reduced by nearly \$213 per year.

Benefits to residents would include: reduced dues, improved road conditions, increase safety, provide a walking trail, increase home values, reduce lake pollution, eliminate air pollution from dust, keep roads private continuing to allow use of ATV's etc., and reduce wear and tear on all vehicles.

Voting to grant permission to SID #8 for an easement and paving the roads would take more than 50% of all lot owners approval: this would require 224 votes in favor.

A question and answer session followed Schwarz' presentation.

No other business being presented, the meeting was adjourned at 3:20pm.