

Woodcliff Lakes Inc.
Minutes of Board Meeting
February 4, 2019

President Tony Bromm called the meeting to order at 6:30pm. Board members present were Dave Langenfeld, John Menning, and Ward Reesman. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and Residents Cheryl Reesman, Tim Krause and Kori Krause.

Wolsleben presented the Security Report for January with 444 cases which includes four rescue calls, one grass fire, and one vehicle theft which was solved via the security cameras.

Minutes of the January 7, 2019 Meeting were approved unanimously. Financial reports through January 31, 2019 were reviewed and approved. Investing the long-term lake health fund in a higher-interest rate account will be researched.

Action Items:

1. Residents:

S121 Don Mahrt – The ballot for sale of piece of common ground abutting S121 has been revised and approved by the attorney. The Spring Newsletter will include an article about the residents' vote on the sale and the Summer Newsletter will include the ballot; ballots will be due no later than the June 9th Annual Meeting.

2. Office:

39 lots have not yet paid the 2019 dues; interest has been added to those accounts and statements sent today. One lot still owes 2018 dues and part of the Community Center Assessment; a lien has been filed and lake privileges suspended. Monthly payments are being made until a divorce settlement is finalized; however, if unpaid in full by June, the attorney will be asked to start legal proceedings.

3. Security:

All items were discussed at the beginning of the meeting.

4. Maintenance:

New bristles, paid for by SID #8, have been installed on the ribbon sweeper. A bill for installation has not yet been received.

Tree trimming on the outside road is in progress.

Yellow rope fencing will need to be repaired when tree trimming is complete.

5. Roads:

Grading was done in January.

6. SID #8:

A meeting is to be arranged.

7. Lake Health Committee:

Eight more small aerators will be ordered.

The ice is too thin for any activity.

Cedar Bluffs Fire Dept. will complete ice rescue training on February 15th in the Marina cove.

Fish stocking will be done in early spring.

8. Community Center:

Third Thursday Charity Poker Nights will continue; the next one is scheduled for February 21st. A Security Camera System has been installed. When weather allows, one more camera will be installed near the entrance to oversee the boat ramp near The Restaurant.

The potluck to watch the Kansas City Chiefs playoff game was attended by about 40 people.

The Lions Club is considering Bingo Nights at the Community Center.

The Marina has rented the Community Center for a July 5th benefit concert sponsored by Woodhouse. Additional security will be needed for that night; the Marina and/or Woodhouse will be required to cover that expense.

9. Yacht Basin:

Annual Fee and Agreement Forms must be returned by April 1st.

10. 2019 Rules:

Final Rules copies are available in the office and will be distributed at the March 10th quarterly meeting. Electronic copies will be emailed before the meeting.

11. NE Environmental Trust Grants:

Possible projects were discussed. Menning will compile a complete list for the March meeting.

12. Railroad Crossing/Emergency Exit:

Maps and emergency exit paperwork from 2014 were reviewed. This will be added to the list for possible grants.

New Business:

Ads for Woodcliff homes to be rented have been seen on websites such as VRBO, Airbnb, and HomesToGo. An article will be included in the next newsletter reminding residents that Woodcliff Covenants do not allow renting or leasing their Woodcliff homes and that these ads must be removed from the websites.

No other business being presented; the meeting was adjourned at 7:22pm.