

**Woodcliff Lakes Inc.**  
**Minutes of Board Meeting**  
**July 11, 2016**

President Sean Kenney called the meeting to order at 6:30pm with all Board members present: Tony Bromm, Dan Fagervik, Tim Krause, Dave Langenfeld, John Menning, and Pat Schlosser. Security Officer George Wolsleben, Office Administrator Chris Johannesen, and 16 residents were also present.

Jerry Reinke, T1020, chairman of the Yacht Basin Committee, reported the bank project was complete, one spot is open, two spots appear to be unused, and asked about the older docks on the north end which are still in front of common ground but appear to be in front of The Restaurant. At this time the docks will remain but in the future will be removed or replaced for additional fishing lake resident berthing spaces. The next newsletter will include information about the bank repair and that costs were paid by the Yacht Basin annual berthing fees.

Amy Leise, S77, asked for a report showing all the expenses paid by the HOA on the road easement vote; this will be forwarded to her via email. The HOA incurred bills for attorney fees, the ballots, the traffic counters, and half of a JEO update to a 2007 engineering report on costs of paving. Leise asked to submit to the Board for reimbursement the bills that the anti-paving residents incurred for copies, mailings, attorney fees, etc. A "Vote Yes" flyer and a response to one anti-paving letter was paid for privately. Permit #26 was used on one envelope with the Woodcliff Lakes office return address; however Woodcliff Lakes Inc. does not have a non-profit mailing permit and the Board is unaware of who sent this. Leise asked that since the end result of the ballot was NO to the easement, their expenses should be covered by the HOA. After discussion, a motion was made by Sean Kenney, seconded by Tony Bromm, and approved on a roll call vote with six YES votes and Dave Langenfeld abstaining to deny payment for bills which were not authorized by the Board. Kenney asked that we move on since the vote is over.

Wolsleben presented the Security report for June with 484 cases including one burglary which has been solved. The entrance gate seems to be working well except for those who did not obtain PIN numbers. There is a three-second delay after entering a PIN before the gate opens. The office will contact all who do not have a PIN yet to get one set up. Some residents are bow fishing at night and removing carp and gar. Security presented a new rule to cover bow fishing to aid in the removal of carp and gar. It reads:

*"Bow Fishing for CARP and GAR will be allowed on both lakes on weekdays only, and after dark with the use of spot lights. Arrows must be tethered with the appropriate fishing line for retrieving the arrows and fish. Anyone under the age of 16 must have adult supervision, (19 years of age or older). RESIDENT BOATS ONLY and any guests must be accompanied by an adult resident. The resident lot owner is responsible for their guests and their guests' actions. Fishing licenses are required and must be in possession. Fishermen will be responsible for any damages to persons or property, and all fish taken must be removed from the lake and disposed of properly. Violations of any of the above provisions will result in a citation and revocation of these privileges for the offender."*

A motion to approve the rule as presented which is in line with State regulations was seconded and approved unanimously. The new rule will be published immediately.

Minutes of the June 6, 2016 Board Meeting and the June 12, 2016 Annual Meeting and Executive Board Meeting were approved. After a request and discussion, a motion was approved unanimously to publish all minutes on the Woodcliff website as soon as prepared by the office with a notice that they are subject to change during approval at the next meeting. Current Financial Reports were presented by Pat Schlosser, who noted that payment for the three sales of common grounds have

all been received and show as an increase in Miscellaneous Income. The payment for purchase of an ATV for use on the island appears as an expense in Maintenance Equipment.

Dave Langenfeld reported that there are numerous boats without stickers on lifts around the lake. Sally Vilmont had provided the office with a list recently. Security cannot cite watercraft unless they are being used on the water. A motion was made and approved to send an email reminder to those without stickers that they are risking a citation and fine if used on the lake. The 2017 Rules Committee will be asked to review this.

Mary Ellen Kolm, T1023, suffered from a sewer backup along with a few other residents near the pump station at the south end of the lake on July 2nd. Kenney, who also serves on the SID #8 Board, responded to her questions and suggested all residents install a backflow preventer. Items found in the pump which added to its failure on July 2<sup>nd</sup> were a tube sock and a long rope, as witnessed by Tony Bromm. SID #8 is replacing pumps as they fail with new, larger, stronger pumps but items such as these must be kept out of the sewer system.

Eileen Wilson, S1138, asked if the Board would consider adding a rule limiting the number of days and hours that fireworks are allowed. This will be added to the list of items to consider by the 2017 Rules Committee.

#### **Action Items:**

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

T1031 has requested a congratulatory message display on the marquee for their daughter's wedding in day in August. Previous Board policy has limited messages to items for Woodcliff organizations, church services, and occasional charity events benefitting residents. This request will be tabled until August. The office will put together guidelines for possibly changing the policy for the board to consider in August. Fees or donation might also be considered.

A back-up plan for changing the marquee and sending out e-blasts in the absence of office staff will be prepared and distributed to board members.

S1090 reported repairs needed near the seawall on common ground at Horseshoe Bend cove. Kenney will inspect the area and discuss this with S1090.

Tract 8 Community Center is still for sale and with the road easement initiative in the past, the Board ow has time to consider this. An appraisal, the value to the community, an inspection, a title search, land contract, cost to build, and Cedar Bluffs Fire Dept. involvement were some of the items discussed. Jerry Reinke was asked to find someone who could provide a cost estimate to build something similar. An appraisal may be needed for financing. The HOA Attorney would be needed to draft a land contract. Pat Schlosser will chair a committee to look at options and a course of action. Don Fiedler had expressed an interest in being on this committee and will be contacted.

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

A copy of the Saunders County Property Valuation Change was reviewed. Current Woodcliff valuations are prepared by comparisons to recent Woodcliff sales.

Board members signed the new Bank Signature Form.

The Website is being built with the new format as time allows.

##### **3. Security:**

The current Warnings & Citations Report was available for Board members to review.

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

S1115 Lane Goebel has voluntarily done some touch-up road maintenance, ribbon sweeping, and fence repairs. Board member Tony Bromm has visited with Goebel and made him aware that some of the work is already contracted out. Tony Bromm will continue to work with Goebel on appropriate work to be done.

The old ATV continues to overheat. Schlosser Enterprises will continue maintenance work with his own ATV for an additional \$100 per week. A motion was made and approved to increase the contract by \$100 weekly.

**5. Roads:**

Grading and Dust Control were completed before the 4<sup>th</sup> of July. Due to the rains, grading was done again twice after that.

A New Roads Committee has been formed. The Committee consists of Chairman Tony Bromm T37, Board member Pat Schlosser S75, Don Fiedler S1174, Harry Naylon T1011, Ron Schaefer S1218, Sally Vilmont, S1158, and Amy Leise, S77. The committee will meet Wednesday for the first time. 2016 road work will continue as planned and budgeted. The Committee will be asked to prepare a plan for 2017 and consider a survey of residents on subjects such as priorities, test strips, maximum costs, etc. Residents will be asked to remove For and Against paving signs now that the vote is over. The community needs to unify now and this committee will look for a good solution which the board and majority of the community can stand behind together.

**6. SID #8:**

Next meeting will be the budget meeting in late August or early September.

**7. Lake Health Committee:**

Tim Krause presented an update. Three test beds of new diffusers are being put together. One on the north end of the lake, one on the south end of T-cove, and one in the Fishing Lake. Aqua Shade has been applied in both lakes. Good reports have been received, especially in the Fishing Lake where the water remains and is not spilled into the river. Bids for retention ponds are being obtained to help reduce what enters the lake on two or three drains. A sonar study of the lake will be done in July by a commercial fishing company and if carp and gar numbers are adequate, the company will come back in October to remove as many as possible. An estimate for dredging two spots is also being obtained. The Aquatic Biologist's opinion is that a large, long-term dredging shouldn't be considered until bank stabilization is completed.

Locking the boat ramp gates is a priority to prevent outside boats from splashing on Woodcliff Lakes. The gate combinations have been changed. Zebra Mussel and invasive weeds are still an issue and prevention methods will be emphasized again.

**8. Yacht Basin:**

This was discussed at the beginning of the meeting.

**9. Entrance Gate:**

Security Fence Co. has completed all aspects of the entrance gate and reduced the "open" time to 12 seconds. It should be noted that there is a 3-second delay after entering a PIN before the gate opens.

**10. 2000 Bylaws:**

Changes to the bylaws were defeated in the June vote and this will be dropped from the Action Item list.

**11. Elections:**

Congratulations to Dave Langenfeld, John Menning, and Patrick Schlosser, newest members of the Woodcliff Lakes Inc. Board, who were elected on the June Ballot.

The Board reviewed the Board Rules of Engagement which were established in 2016.

**No other business being presented;** the meeting was adjourned at 8:18pm.