

Woodcliff Lakes Inc.
Minutes of Board Meeting
Monday, October 7, 2019

President Tony Bromm called the meeting to order at 6:38pm. Present were Board members Dave Langenfeld, John Menning, Ward Reesman, Scott Schaefer, and Pat Schlosser. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and eight residents.

Wolsleben presented the security report and requested approval to purchase new Ballistic Panels for his vest and an Armlock device for ice rescues. Tim Krause, President of the Lions Club, offered the possibility of the Lions Club purchasing the items.

Minutes of the September 9, 2019 Board Meeting and the September 15, 2019 Quarterly Meeting were approved. Reesman presented the Financial Reports through September 30th noting that everything is on track at this time.

Action Items:

1. Flood/Emergency Response

A letter from S1026 Tim Thietje was received outlining his thoughts on flood preparedness. Many of his suggestions are in the works.

Communication is an area which should be addressed. After discussion, the Board agreed Email would be its information platform of choice, not Facebook. The office will provide instructions to all Board members for accessing Email accounts for emergency e-blasts. Residents may provide the office with email addresses for all immediate relatives who should be notified in emergencies. Communication information will be published and announced in minutes, newsletters, and meetings.

A Community Emergency Response Team will be started and will have the first meeting on Wednesday, October 23rd at 7pm at the community center. This team will help security lead efforts in any emergency and be trained in various emergency procedures.

A Cofferdam which is filled with water is being researched and a company representative will visit the area in the next few weeks to determine feasibility and cost estimates. Concrete barricades are also being researched. SID #8 is looking at some large, box-type containers which can easily be erected and filled with sand via a skid loader.

Information is being compiled pertaining to contacts for personnel and materials needed in emergencies. An emergency handbook template is being sought.

Nick Borman, SID #8 Board member, reported on projects being designed at this time to help prevent 100-year flood events damaging Woodcliff. Bid letting for replacing and repairing the jetties and weirs will happen in the next few weeks. This project will include stockpiling material along the road for a road raising project in 2020; stockpiling would hopefully be a preventative measure for any possible spring 2020 flooding.

2. Residents

S1035 Dave & Andrea Hilgenkamp presented a recent survey which shows a corner of their house over their lot line into common ground. They wish to remodel and add onto their home on the opposite side of the property and would like to correct the land issue by purchasing a piece of common ground so that the entire home is on their own land. The Board agreed this is needed and asked Hilgenkamp's to come back next month with a survey showing the exact amount of ground they'd need so that the purchase process can begin.

S74 Kevin Yount would like to donate his garage which will be replaced. There are two places it could be used; next to the Community Center or the Office.

S1130 Kevin Lemmers had submitted plans for an addition and remodel. The Board will review them when a county permit has been obtained.

Complaints of high weeds at S61, S1065, S1093, and S1104 have all been taken care of; the first three by the owners and the last was contracted out and the cost billed to the owner.

T1004 still has an AirBnB posting on the son's page. At this time the lot owner is recuperating from a serious health issue and is not at home.

S121 Don Mahrt's request for a second vote for purchasing common ground will happen at the June 2020 Annual Meeting.

3. Office:

Two entrance gate accidents have occurred in the last month. The office will contact the insurance company for reimbursement of repair costs.

One lot still owes 2018 and 2019 dues but continues to make monthly payments until his court settlement can be finalized.

Four lots still owe the last payment for the 2017 Community Center Purchase Assessment. Final Notices will be sent requesting payment within 7 business days or a lien will be filed.

The Final Payment for Purchasing the Community Center from the John G. Poehling Community Center LLC is due October 15th and a check for \$45,900 was signed at the meeting.

4. Security

The latest Warnings & Citations Report was reviewed.

5. Maintenance

Rainy days have made it difficult to complete the tree trimming.

A+ Tree Service will be contacted about removing a tree on common ground in front of S17.

The fence on common ground near The Restaurant needs repair.

6. Roads

River Sand has been applied to the roads. Testing of the sand was completed and showed 3-6% clay, 13% loam, and the balance is pure sand with no fines. Use of this sand has provided a smoother road, less dust, and better drainage. New aggregate will be incorporated next year.

7. Lake Health Committee

Walleye stocking will be done this fall in both lakes.

Bow Fishing for carp will be done again this fall and in early spring when water is clearest.

A contractor is being consulted about the possibility of a third outlet at the spillway area to more easily control the lake level; this could result in a lower lake level before a possible flood event. An L-shaped unit with a sleeve similar to those at Lake Wanahoo is being researched. A core sample of the lake bottom in that area will be done to check feasibility of placement.

8. Community Center

Cash flow has improved with receipt of rental monies.

The bids for a storage addition have not been acceptable and other options will be reviewed.

The Lions Club has donated \$4,000 to pay for new tables and racks.

\$500 of the profits from the Texas Hold'em tournaments has been donated to the Community Center also. Start time for the poker tournaments has been changed to 6:30pm.

Vendors will be contacted for interest in a contract for providing liquor for all events.

About 60% of the tickets available for the New Year's Eve Dueling Pianos event have been sold. Residents have until October 31st to purchase tickets; beginning November 1st sales will be opened to the general public.

9. Yacht Basin

Two spots are open for next year.

10. SID #8

SID #8 met at 5:30pm prior to the HOA meeting.

The next meeting will be November 4th at 5:30pm at the Community Center to open bids for the bank stabilization repair project.

11. Vets Club

The Vets Club has changed their meeting night to the second Tuesday of the month at The Restaurant, beginning tomorrow October 8th at 5pm.

12. NE Environmental Trust Grants

Additional plans and information will be provided for submission in September 2020.

13. 2020 Rules Committee

Volunteers are Chairman Scott Schaefer and Residents Bob Callahan, Barb Efferding, Tim Jurianek, Kori Krause, Sally Hileman, Mary Schlosser, Brandi Schaefer, Ron Schaefer, Penny Thelen, and Eileen Wilson.

Scott Schaefer will provide possible meeting dates to the office for notifying committee members to establish the first meeting date.

No other business being presented; the meeting was adjourned at 7:45pm.