

Woodcliff Lakes Inc.
Minutes of Board Meeting
February 3, 2020

President Tony Bromm called the meeting to order at 6:33pm with all Board Members present. Also in attendance were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and residents Pat Tews S1190 and Cheryl Reesman S1175. Tim Krause S1157 arrived at 7:05pm.

Wolsleben presented the January **Security Report** which showed 410 cases. Mountain lion tracks have been reported at the north end of the lake near the railroad tracks. The Entrance Gate is working although several features are different: the # sign must be pushed before entering a PIN, remotes will only work for entering Woodcliff, and the security lock-down feature is not yet installed. Board member Les Hileman will investigate other service providers.

Minutes of the January 6, 2020 were reviewed and approved. Ward Reesman presented the **Financial Reports** through January 31, 2020. The Security House loan has been paid in full. A new UTV for maintenance was purchased with an additional year of warranty. Purchase of short-term CDs with a portion of dues was discussed. Funds left over from 2019's road budget savings could be used. A motion was made and approved to purchase a 3-month CD for \$150,000 and a 6-month CD for \$100,000. Income taxes were discussed. Income tax of about \$500 will be owed for 2019 on the 1120 H Form.

Action Items:

1. Disaster Preparedness:

There are 16 CERT members and CPR classes have been set up on Feb 15th & Feb 29th. A Handbook is being prepared.

2. Residents:

T1004 reported a broken wall which eliminates runoff into her garage. Although it is not sure when or how it was damaged, it is assumed it happened during snow removal and maintenance will repair it when weather allows. Possible grass damage is on common ground property outside of utility poles and she is welcome to maintain that if she wishes.

T29 John Coutts has requested trading a piece of common ground on the lake side of his property for a piece of his property on the road side. A motion was made and approved to send him an agreement agreeing to the trade pending a vote of the residents and outlining the \$1,000 fee for the cost of the ballot and legal fees.

S1035 and S121 have signed and returned the agreements to purchase some common ground near their properties for \$543 and \$10,000 respectively plus the \$1,000 costs.

Ballots will be prepared for the June Annual meeting for T29, S1035, and S121; a majority of residents (223 of 445) will need to approve each land transaction.

S1128 beach erosion will be solved by installation of a seawall in cooperation with a neighbor's new seawall this spring.

3. Office:

The Entrance Gate is operational. Residents must push #_ _ _ _ (PIN) to enter or exit. Remotes from the old system work only to enter Woodcliff. A monthly fee of approximately \$75 for cell service to the new panel will be involved.

38 Lots still owe the 2020 Dues.

S1086 balance will be paid in full by August 1st. Monthly payments have been increased to \$300.

4. Security: All items were discussed at the beginning of the meeting.

5. Maintenance:

The new UTV should arrive in a week or two.

6. Roads:

The melting and freezing cycle have left the roads in rough condition. Work on them began again today.

7. Lake Health Committee:

Residents should use caution and wear life jackets when venturing out on the ice because it is thin in some places.

A Bowfishing Tournament and Classes will be set up when carp are spawning.

8. Community Center:

Third Thursday Charity Poker Nights continue on February 20th at 6:30pm.

LED lights have been ordered and should be installed by March 1st.

Addition plans are a work in progress.

A Painting Party will be held March 21st beginning at 8am to paint all interior walls.

9. Yacht Basin:

Annual agreements are to be returned by April 1st. Two spots remain available.

10. SID #8:

Bank Stabilization repairs have been made and include a berm of material for the next project of raising the road.

Drainage issues caused by the berm are being looked at.

The Second Phase of Hazard Mitigation is underway and will include purchase of generators for the wells and life stations.

A meeting with FEMA will be Thursday February 6th for an update on projects.

A check for \$58,900 was received for work done during the flood event.

11. Vets Club:

Next meeting is the second Tuesday of the month, February 11th at 5pm at The Restaurant.

Fish Fries will be held on March 13th and March 27th from 5pm-8pm.

12. NE Environmental Trust Grants:

John Menning will discuss possibilities with the grant writers.

13. 2020 Rules:

Revisions were made in wording per the attorney's recommendations.

A copy of the Covenants will be included in this year's Rules.

The Board agreed emailing was the most economical method for publication. Hard copies will be mailed to 93 who do not have email and copies will be available in the office for anyone requesting one.

14. Spectrum/Charter Communications Agreement:

This will expire October 3, 2020. The original agreement with Time Warner was for 15 years and provided a 3% Franchise Fee on basic cable service at Woodcliff, payable semi-annually. A copy of the agreement will be provided and reviewed at the March meeting.

New Business:

Pat Tews S1190 suggested placing reflectors along the road edge of the river for visibility at night. The Board will consider this.

No Other Business being presented; the meeting was adjourned at 7:27pm.