

# **Woodcliff Lakes Inc.**

## **Minutes of Board Meeting**

### **November 2, 2020**

President Tony Bromm called the meeting to order at 6:30pm with Board Members Dave Langenfeld, John Menning, Ward Reesman, Sean Kenney, and Pat Schlosser present. In attendance were Office Administrator Chris Johannesen and Resident Cheryl Reesman.

After roll call, Sam Hassan of Charter/Spectrum connected via a Zoom Meeting with a presentation on renewing the Franchise Agreement which expired in October. The original agreement was set up with Time Warner; Charter/Spectrum continued under that agreement after acquiring Time Warner. However, according to Hassan, franchises are only required for government entities, instead they are offering a Bulk Proposal to the HOA. Discounted TV and Internet service would be provided to all residents which would be billed to the HOA; the HOA would have to increase dues to cover the cost. Charter/Spectrum would make a one-time payment of \$44,500 to the HOA at the start of an 8-year term rather than a franchise fee, which currently amounts to approximately \$3,000/year. This Bulk Proposal would require a vote of the residents to raise the dues enough to cover the cost to residents. The Board asked to be provided with copies of the presentation and the proposal for consideration.

Security Officer George Wolsleben arrived at 7:00pm and presented the October security report following the Charter/Spectrum presentation. 379 cases, including 4 rescue calls, were handled in October. Wolsleben, on behalf of resident S92 Barry Taylor, asked about approval of purchasing an X20 watercraft. Wolsleben shared that the watercraft had been measured by Omaha Marine at 21'11" without the detachable swim platform and that the factory paperwork lists the same measurement. The Board agreed this would meet Woodcliff's 22' rule.

Minutes of the October 5<sup>th</sup> meeting were approved unanimously. Ward Reesman presented the Financial Reports through October 29<sup>th</sup>. Income is above budget and expenses are as expected.

#### **Action Items:**

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

The sale of common ground to S1035 has not yet been finalized as the surveyor, Dan Martinez, has not yet provided a signed original copy which can be filed with the new deed. After four months, he has promised to bring it tomorrow.

The policy for approving sheds was discussed. The Board will continue with current policy – all sheds under 200 sq. ft. must meet the Saunders Co. Zoning setbacks even though they do not need a county permit.

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

Pat Schlosser left the meeting while discussion of the Office Personnel Search was held. Mary Schlosser has approached the Board as a candidate for the Office Administrator position. Bromm read her proposal which included combining the Community Center managerial duties with current HOA & SID office duties; office hours would be Monday-Wednesday-Friday 8:30am-4:30pm with office phone coverage on Tuesday-Thursday 8:30am-4:30am. For the last 3 years, Community Center management has voluntarily been done by the Schlossers. After discussion, a motion was made, seconded, and approved unanimously 6-0 to hire Mary Schlosser according to her proposal. Pat Schlosser returned to the meeting after the vote.

Annual Employee Reviews will be arranged.

Articles for the Winter Newsletter are to be submitted to the office by Nov. 23<sup>rd</sup>.

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

Security Fence Co. has not yet repaired the loops on the exit gate. The office will contact him again to complete this soon.

Beavers are numerous and still damaging trees. Security is working on eliminating as many as possible.

#### **4. Maintenance**

Langenfeld and Ray Dengel have been working on organizing the new shed to free up space in the storage unit and maintenance garage.

It has been agreed to put the Tool Cat up for sale on an area online auction site.

A John Deere skid-steer will be for sale on the same site soon and the Board approved bidding up to \$38,500 for it. According to the Auction site owner, it is very good shape and would be a better fit for Woodcliff maintenance needs.

#### **5. Roads**

Dust control for 2021 has been ordered.

Another grading will be done before winter hits.

#### **6. Lake Health**

Lane Goebel has purchased a dredger and will charge only for fuel, labor, and maintenance. Dredging of Poehling Cove will be done first. A cost estimate for the Marina Cove will be prepared as this is the next priority.

Fish habitat cubes are ready to be installed.

Bass have been ordered for the Fishing Lake with the donations in memory of T1013 Tony Menousek.

Walleye will be ordered after considering implications of dredging for their well being.

#### **7. Community Center**

The New Year's Eve Dueling Pianos Event will be held as long as Covid restrictions are not increased.

The current restriction of 50% would still allow for the event.

Three of the four exterior halogen lights are not working due to a resident running over the outlet; the resident will be billed to help with replacement costs. Replacing all four lights will cost \$700 to \$1000; this was approved unanimously.

Updating the rest of the community center with LED lighting will cost about \$3,500.

Electric hand dryers for the restrooms were purchased at auction for \$450; wiring for them will be \$600.

The LED Lighting and hand dryer costs will be included in the 2021 budget.

#### **8. Yacht Basin**

Two spots are open for 2021. One has been offered to the person on the waiting list but no response has been received yet.

2021 Agreements for berthing spots are ready and will be sent in December.

#### **9. SID #8**

The third phase of the road raise/berm work is in progress. Seeding will be done tomorrow.

#### **10. Vets Club**

The tailgate party on October 31<sup>st</sup> was well attended even though the Nebraska football game was cancelled. Langenfeld's chicken was a hit with everyone.

The next meeting is November 18th

#### **11. 2021 Rules**

The Committee will meet Thursday, November 5<sup>th</sup> at 6pm in the office.

**12. Charter/Spectrum Agreement** – information was received at the beginning of the meeting and will be considered over the next few months.

#### **13. 2021 Budget**

The office presented preliminary budget figures for 2021. Each department will review and present updates before the December meeting when the budget and dues will be finalized and made ready for presentation at the December quarterly meeting.

**No other business being presented**; the meeting was adjourned at 8:25pm.