

Woodcliff Lakes Inc.
Minutes of Board Meeting
March 10, 2019

President Tony Bromm called the meeting to order at 12:30pm with Board Members, Dave Langenfeld, John Menning, Ward Reesman, Scott Schaefer, and Pat Schlosser present. Also attending were Office Administrator Chris Johannesen and two residents. Security Officer George Wolsleben arrived at 12:45pm.

Minutes of the February 4, 2019 were approved unanimously. Financial reports through February 28, 2019 were reviewed and approved. A refund check of \$1,500 was received for 2018 Workmen's Comp Insurance. A check for \$2,048.08 was received from Charter communications for the 3% Franchise Fee for the last six months of 2018.

Action Items:

1. Residents:

Tract 5/6 Mike Steffen did not attend to discuss security for a July 5th concert and this will be moved to the April 1 agenda.

S1026 Tim Thietje: Thietje forwarded a news article on a federal policy for train wreck responses. The Board approved allowing Thietje to compose a letter to BNSF Railroad reminding them that Woodcliff is one of the sensitive areas needing a response policy due to the river, the bridge, the curve, and the single entrance/exit to Woodcliff. Thietje had collaborated on a similar letter in 2015.

S121 Don Mahrt: The Ballot proposing a sale of adjacent common ground to S121 will go out in the summer newsletter.

S1224 Lueders: Addition plans were reviewed. The office will request additional information including where the dirt will be placed, how it will be compacted, and a copy of the drainage plans.

2. Office:

One lot still owes the 2018 dues and Community Center assessment but is making monthly payments until a divorce court settlement is finalized in May. A lien is still in place on this property.

Thirteen lots still owe the 2019 dues and certified letters will go out March 15th.

RePlant Rodeo: A motion was made and approved unanimously to donate one 2020 dues to this year's auction.

Dan Gates, S1119, will be recognized for clearing snow from fire hydrants after recent snow storms. A \$50 gift certificate to The Woodcliff Restaurant will be purchased and sent to him.

CD Rates at First State Bank were discussed. Because the HOA currently has a house loan and checking account at this bank, the interest rate on 3-month, 6-month, and 12-month CDs would be 3.5%. A motion was made and approved unanimously to move \$100,000 from the Long-Term Lake Health Fund to a 12-month CD and \$150,000 from the General Operating Fund to a 3-month CD and re-establish a Line of Credit in the amount of \$100,000. Currently these funds being moved to CDs are in the checking account which earns 0.25%.

A letter from First State Bank concerning verification of two-signature accounts was discussed. A monthly fee for verifying two signatures on checks will now be assessed. Because two board members are required to sign checks, the board felt it unnecessary to pay a fee to have these verified and a motion was made and approved to opt out of this verification.

Copies of the 2018 Financial Compilation from Erickson & Brooks will be available for residents at the following quarterly meeting and in the office.

The Quarterly Meeting agenda was reviewed and includes a request for a nominating committee for June board elections. Three spots are up for election.

The entrance marquee is not working today and the office will check on this tomorrow and have it repaired if needed.

3. Security:

The February Security report was reviewed.

Flooding is a concern and the County Emergency Management and Cedar Bluffs Fire Department are making plans if needed. The ski lake is at its lowest level possible, the spillway gates are engineered to close when the river gets high enough to prevent back flow, and the county has set up an alert system which will contact any landline, cell phone, or email. Sign up for this alert system can be found at <http://saunderscounty.ne.gov>.

4. Maintenance:

Tree trimming on the outside road is in progress.

5. Roads:

Snow removal has put a large dent in the roads maintenance budget. Since December, 40 inches of snow has been received. Rain is forecast for the next week and higher temperatures.

Aggregate will be put down when weather allows; 3/8" or smaller quartzite will be used and dust control will follow.

6. SID #8:

The next meeting is yet to be arranged.

7. Lake Health Committee:

Several small aerators will be ordered.

It appeared the blue dye did not help the fishing lake last year. This year it will only be applied on the ski lake and the fishing lake will be monitored.

Fish stocking has been ordered but is waiting for the ice to disappear.

8. Community Center:

Third Thursday Charity Poker Nights continue.

23 paid events are booked for 2019 so far.

A Bridal Fair will be held March 16th from 11am-2pm. This is open to anyone.

Security cameras are up and running. Schlosser and Wolsleben can view these on their phones.

The propane contract will be reviewed and possibly sent out for bids. The tank should be checked each month but the contractor skipped this in January and the tank ran out last week.

9. Yacht Basin:

2019 Annual Agreement forms are due back April 1st with payments.

10. 2019 Rules Committee:

Copies of the 2019 rules have been mailed or emailed to all residents. They will be available at the following quarterly meeting, in the office, and online.

11. NE Environmental Trust Grants:

An email with possible small, medium, and large projects will be forwarded to Susan Hancock and Amy Preucil who have volunteered to complete and submit grant applications on behalf of the HOA.

No other business being presented, the meeting was adjourned at 1:03pm.