

Woodcliff Lakes Inc.

Minutes of Board Meeting

September 10, 2018

President Tony Bromm called the meeting to order. Board members present were Les Hileman, Dave Langenfeld, Ward Reesman, Scott Schaefer, and Pat Schlosser. Residents in attendance were Pat Tews, Don Fiedler, Ed Sekera, and Cheryl Reesman.

The Security report for August was reviewed. Minutes of the August 6, 2018 minutes were approved. Reesman presented the financial reports. It was noted that the Roads budget has approximately \$35,000 left; Langenfeld reported this would be used early next year for more quartzite.

Action Items

1. Residents:

The County Surveyor should be here within two weeks to survey the end of Cedar Lane. One of the houses there is listed for sale.

S121 Sale: A motion was made and unanimously approved to offer a piece of common ground, as surveyed, for \$25,000 plus \$1,000 to cover legal fees and the cost of a vote.

2. Office:

One lot has still not paid dues or assessment.

The Office is closed Sept 7 – 21st.

3. Security:

Citations issued so far this year total \$7,650 in fines.

Painting of the security house & office are done except for touch ups.

George would like to install another non-permanent carport to house his RV. It would fall within the county zoning code. He requests that the \$1,000-\$1,100 cost of the concrete be covered by the HOA.

The funds could come from the citation fines. A motion was made and approved unanimously to pay for the cement work.

Discussion of extra security costs for special events held at Woodcliff followed. Community center rentals must hire security for any event serving alcoholic beverages. A motion was made and unanimously approved for this policy effective immediately:

“Extra security costs incurred by Woodcliff Lakes Inc. associated with a special event at any lot or tract bringing in large numbers of people to the community are to be covered by the event sponsor and/or the venue.”

4. Maintenance:

The extra pontoon is yet to be turned into a barge.

The dumping trailer behind the office is working. Lane Goebel has offered his property on the hill to pile and burn branches, etc. This will save some dumpster expenses. The SID requests the ribbons be cleaned eight times a year; they will purchase new brushes or a sweeper for this work.

Tree trimming will be done this winter for branches overhanging the road.

Cucumber vines on evergreen trees need spraying.

5. Roads:

The last dust control application was done before Labor Day. Grading was done after the recent heavy rains and will be done one more time after a future light shower.

The Road Committee members would like to continue the committee and help consider a budget for next year; the committee will then be disbanded at the end of 2018 since a plan is in place and appears

to be generally accepted by the residents. Should future issues arise, the committee could be resurrected.

6. SID:

SID #8 met earlier this evening and approved a new agreement for HOA maintenance for 2019-2021.

7. Lake Health Committee:

Citations were issued to three lots for boats on lifts without current Woodcliff registrations.

The 2019 Rules Committee will consider revising the wording of the boat launching rule.

8. Community Center:

Charity poker nights continue on the third Thursday of the month. So far, \$1,100 has been raised.

Thirty lots have not yet paid the second payment of the community center assessment which was due September 1st. Reminders will be sent to collect this before October 1.

Fans will be installed on the patio.

The Fremont Tribune had a nice article on the front page this week about the Community Center, which resulted in two contacts for possible rentals.

Bids for security cameras have been received and will be considered after review.

Kudos go out to Lane Goebel who maintains the parking lot every other week and to RePlant Woodcliff for the water fountain feature. A ribbon cutting ceremony will be held soon.

A big-screen TV is being considered for purchase.

Although the current financials show a loss of \$2,700, there is \$4,000-\$5,000 to come in yet for this year's rentals. The plan is to break even at year's end.

9. Yacht Basin:

No business at this time.

10. 2019 Rules Committee:

Scott Schaefer will chair this committee.

Volunteers must contact the office by October 1st. A notice has been published in the newsletter this week and will be announced at the quarterly meeting on Sunday.

New Business:

A resident asked about upgrading cell phone service at Woodcliff. Verizon had looked into installing a booster tower last year but dropped the idea due to cost. Another company had a product which could be attached to each home but was unable to connect to towers in Fremont. Board members suggest residents complain to their provider which may push companies to update equipment here.

The Trac Phone for arranging boat ramp gate service will need additional minutes through the winter or a new number will be needed next spring. The board approved purchasing minutes to maintain the same number. Currently the gate is unlocked for residents to remove watercraft for the winter.

No other business being presented, the meeting was adjourned at 7:06pm.