

Woodcliff Lakes Inc.
Minutes of Board Meeting
August 6, 2018

President Tony Bromm called the meeting to order at 6:35pm. Board members present were Les Hileman, Dave Langenfeld, Ward Reesman, Scott Schaefer, and Pat Schlosser. Also present were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and residents Richard Awender T1025, Richard Lahti T1027, Ben Leenerts S1083, Tim Krause S1157, Lonnie Mahrt S35, and Ed Sekera S1044.

Leenerts presented information about a drainage issue causing erosion on S1083 and the efforts made to stop it. Mahrt shared plans by SID 8 to investigate drainage issues at S1083, S31, S1164 and S1077 areas.

Awender & Lahti requested the Board's approval in their purchase and splitting of lot T1026 to replat three lots into two. Purchasing and splitting the lot would make additions possible to their residences. Discussion of prior replats and the reduction in the number of lots, HOA members, and corresponding dues followed. Hileman made a motion, seconded by Langenfeld to approve the purchase and replat. A raised-hand vote resulted in a tie of 3 Yes-3 No. Board member John Menning will submit his absentee vote via email or the request will be revisited at the September meeting.

Wolsleben presented the July Security Report which showed 617 cases including one ATV accident and one near-drowning; both victims have recovered completely. At the December quarterly meeting, security will recognize a 12-year-old for applying a life-saving tourniquet to the ATV victim. A large number of complaints have been received about after dark boating/wake boarding/speeding. An email reminder of the rules, boating etiquette, and consequences will be sent to all residents, including information that complaints should be called in to Security and not posted on Facebook. Additional security will be hired for a benefit concert being held August 25th at the Marina since a large crowd is expected. A policy outlining extra security costs are to be covered by the event sponsor and/or the venue will be drafted for consideration at the September board meeting.

Minutes of the July 9, 2018 Board meeting were approved unanimously. Financials through July 31, 2018 were reviewed.

Action Items:

1. Residents:

Survey of the end of Cedar Lane: Tony Bromm is still trying to reach the county surveyor to complete this.

S121 Don Mahrt: Pricing for a possible sale of 10,583 sq. ft. of common ground next to S121 was discussed; no price was set. The CPA will be asked about possible effect on income tax.

2. Office:

One lot still owes the entire 2018 dues. A lien has been filed and lake privileges suspended. 2017 Income Tax was clarified by an email from the CPA.

Fall Newsletter items were discussed.

The Agenda for the September Quarterly meeting was approved.

The office will be closed September 7th-21st. Interior painting will be done during this time. The September 10th board meeting will be held at the Community Center.

3. Security:

The current warnings/citations report was reviewed.

It was noted with appreciation that the Lions Club donated \$850 towards part-time security help for the night of the fireworks display.

The entrance gate was hit by a car on July 14th causing \$1,500 damage. It has been repaired and the invoice and report have been sent to the car owner's insurance company.

The painting contractor revised his estimate to add a second coat of paint for the change in color. The job was given to a different contractor who will also refinish the security house deck, paint the fence, and repair three windows.

4. Maintenance:

Turning the old pontoon into a barge will be done Saturday. State registration has been received.

Langenfeld is working with the contractor on additional items to be done.

5. Roads:

Grading and Dust Control will be done the week of August 20-24th, weather permitting.

Additional quartzite will be purchased at the end of the season to try to finish the exterior road.

The road committee's mission is coming to an end and committee members will be surveyed to see if there is a need for further meetings.

6. SID #8:

The SID met directly prior to the HOA meeting. The next meeting will be September 10th.

The HOA/SID contract expires in December. Pricing for services provided by the HOA to the SID will be researched and a new agreement drawn up for approval at the September 10th meetings.

7. Lake Health Committee:

Three lots have watercraft which are not registered; security will issue citations.

It was agreed that after Labor Day, the gate will be open for residents to remove watercraft for winter storage. Residents will continue to be responsible for following Zebra Mussel rules if taking watercraft to other lakes after Labor Day.

Zebra Mussel pamphlets will be handed out to residents when registering watercraft for 2019.

Launching boats from anywhere other than the boat ramps is not allowed, except for one lot with a private ramp for launching their own watercraft only.

Two aerators need repair.

8. Tract 8 Community Center:

Texas Hold'em tournaments will continue on the third Thursday of the Month. Proceeds will go to charity at the end of the year.

Security cameras will be placed outside the center and coverage will include the recycle bin.

One lot still owes the full assessment for purchasing the community center; a lien has been filed and lake privileges suspended.

9. Yacht Basin:

Reimbursement for landscaping to two residents will be made in 2019.

No further business being presented; the meeting was adjourned at 8:22pm.

