

Woodcliff Lakes Inc.
Minutes of Board Meeting
December 7, 2020

President Tony Bromm called the meeting to order at 6:30pm with Board members Les Hileman, Dave Langenfeld, John Menning, Sean Kenney, and Pat Schlosser present. Board member Ward Reesman participated via phone. Also, in attendance were Security Officer George Wolsleben, current Office Administrator Chris Johannesen, and Mary Schlosser who has been hired to replace Johannesen at year's end when Johannesen retires. Residents Tim and Kori Krause participated via a cell phone connection.

Wolsleben presented the November Security Report which showed 379 cases.

Minutes of the November 2, 2020 Board Meeting were approved unanimously. Reesman presented the financial reports through November 30th. The projected expenses through year end should leave a positive balance of about \$30,000.

Action Items:

1. Residents

S1035 common ground sale is now in the hands of the county for final replat.

S1001 had their attorney send a letter about resolving issues with drainage and driveway access caused by the recent SID 8 project to raise the road for flood protection. SID 8 is taking the lead on the response to the letter; SID members and the engineer will meet with S1001 tomorrow.

2. Office:

A 3-year proposal for accounting services by Shaw, Hull, & Navarrette was reviewed and approved unanimously. Services include annual financial compilations and tax filings.

The agenda for Sunday's quarterly meeting was reviewed.

The calendar for 2021 Meetings was set.

Board members were given a new Board Phone list which included Mary Schlosser's info.

Discussion was held about online Meeting options through Zoom or speaker phone. The office will check current phone equipment for connection at the Community Center.

3. Security

The current Warnings & Citations Report was reviewed.

The entrance gate was worked on twice in November. Security Fence Co. recommends raising the photo eyes about 2 feet to minimize dirt collection which hinders functions.

4. Maintenance

The Tool Cat is on auction December 9th. One person has been here to look at it.

The Skid Steer auction went too high; however, Lane Goebel has agreed to sell his Bob Cat, valued at \$45,000-\$50,000, for \$38,500. A check was signed to pay for it. An 8' snow blade will be purchased for \$1,600 for use with the Bob Cat; Goebel has agreed to let us use all the attachments he owns.

5. Roads

Dust Control for 2021 has been ordered and is being stockpiled at the supplier until spring.

Roads have been holding up fairly well. One deep grading will be done.

6. Lake Health

Dredging a couple coves in early spring is the first priority. Lane Goebel has bought a wash plant, which is sitting on the hill, to separate sand and gravel during dredging and is working on a purchase of a new dredger. A plan of the process and estimated costs for fuel, labor, and

machine maintenance is being put together. These costs to the HOA will be minimal compared to the costs of hiring a dredging contractor. The plan and costs along with a comparison of the total value saved, when available, will be published to residents.

Fish stocking of 1,600 6-8" walleye was completed November 5th for \$4,000. Large mouth bass, to be purchased with Tony Menousek's memorial funds, will be stocked in the spring when they will be available.

Fish Cubes for habitat were constructed and will be moved to storage until they can be installed next spring.

7. Community Center

The New Year's Eve Dueling Pianos Event has been moved to Friday, May 28th at the Marina.

The 2021 Budget for community center advertising was increased to allow for the cost of advertising on The Knot website, which is a premier go-to site for brides.

There is a need for a commercial food warmer, freezer, and fridge for the community center.

8. Yacht Basin

Two spots are open for 2021 and have been offered to two residents; no responses have been received yet.

Yacht Basin agreements will be mailed December 15th and are due back April 1st.

9. SID #8

The last phase of the road raise project is being completed.

JEO Engineers have been asked to begin working on drainage issues in several areas of the lake and surveyors were out last week so that initial cost estimates can be put together.

The SID has contacted the Lower Platte North NRD for possible help funding the flood protection projects which would free up some money to apply to drainage issues.

10. Vets Club

The next meeting will be January 20th.

New, stronger flag poles have been purchased for the avenue of flags.

11. 2021 Rules

The committee met November 5th and suggestions for changes will be submitted to the office.

12. Spectrum/Charter Agreement

A proposal by Spectrum was reviewed which would greatly reduce cost of TV & internet to residents; however, the HOA would be responsible for paying Spectrum for service to all residents by increasing annual dues. It was agreed to survey residents for their opinion.

13. 2021 Budget and Dues

The 2021 Budget was reviewed. Discussion was held on the cost of dredging projects which would exceed normal budgeted funds. Dues have not been raised since 2017. A motion was made by Dave Langenfeld, seconded by Ward Reesman, and approved unanimously to increase dues for 2021 by 5%. Dues for a developed lot will be \$1,031. For an undeveloped lot, 2021 dues will be \$757.

The Budget and Dues for 2021 will be presented to residents at Sunday's quarterly meeting and dues invoices will be sent the week of December 14th-18th.

New Business:

S32 submitted plans for a fence. The office will contact them for further information about the length of the fence and if it meets the 25' setback from the lake.

No other business being presented; the meeting was adjourned at 7:25pm.