

Woodcliff Lakes Inc.
Minutes of Board Meeting
July 1, 2019

President Tony Bromm called the meeting to order at 6:30pm at the Community Center. Board members present were Les Hileman, Dave Langenfeld, Ward Reesman, Scott Schaefer, and Pat Schlosser. Security Officer George Wolsleben, Office Administrator Chris Johannesen, and residents Gil Brainard, Don Fiedler, Rick Leonard, Pat Tews, and Cheryl Reesman attended also.

Wolsleben presented the June Security report which included 521 cases. He mentioned that there have been a few calls reporting sightings of water snakes and snapping turtles.

Minutes of the June 3, 2019 Board Meeting and the June 9, 2019 Annual Meeting were approved. Reesman presented the financials through June 27, 2019. Lake Health boat fees are still down about \$4,000. The Roads budget is under budget at this time due to unavailability of reasonably-priced gravel and quartzite after this spring's flooding.

Action Items

1. Flood

Board Member John Menning is working with this committee.

2. Residents

Complaints of high lake level were discussed including S1136 Matt Mathouser's complaint of damage to a block seawall. Don Fiedler presented pictures from the late 1970's taken near his lot S1174. Since the 1970's sand has washed into the lake from the island. Fiedler suggested boats producing high wakes and waves either be eliminated from the lake or the lake health fee assessment of \$100 be increased for these watercraft. In 2010, the Board established a marker near the spillway with an etched mark indicating the ideal lake level. Painted marks 4" below and above designate determinations for Lake level too low and Lake level too high. The policy since then has been to declare "No Wake" when the lake level is 4" above the normal mark. It should be noted there is an elevation change from one end of the lake to the other; saturated ground from March flooding and continued rains affect the lake level too. The spillway gates have been open except for a brief period when fish stocking and algae control product was applied. Complaints also come in frequently that the lake is too low. The Lake Health Committee and Board try to control the lake level so it is as close to the normal level mark as possible and this will continue with a consideration of declaring No Wake at 3 ½" above the normal mark.

Information on boating etiquette, especially concerning wakes, will be published in the newsletter.

S1117 has removed storage containers and the camper will be removed after the 4th of July. A surveyor will determine if a tree with a boat tied to it is on the correct property.

S1118 needs grass and weeds mowed yet. Harrowing did not get rid of the weeds and a letter will be sent.

S1121 A remodeled dock appears to meet the covenant of 25' from the lot line.

S1104 which is under construction needs tall weeds mowed and a letter will be sent.

S1011 also has tall weeds needing mowing and a letter will be sent.

S1172 has piles of limbs/trees/leaves which need removal and new paint and a letter will be sent.

S121 The vote did not pass to sell them a piece of common ground. The Board requests Don Mahrt attend the next meeting to start the process over, if that is desired.

T1004 The AirBnB posting has been removed as renting/leasing Woodcliff homes is not allowed per the covenants.

3. Office

One lot still owes 2018 and 2019 dues but is making monthly payments until a court settlement can be arranged to make funds available.

4. Security

The Warnings & Citations Report was reviewed by the Board.

Cedar Bluffs is loaning an electronic radar sign for the July 4th weekend to encourage drivers to follow the speed limit inside Woodcliff. If it is effective, Security will suggest purchase of a unit.

5. Maintenance

Langenfeld reported that rope fences have been repaired and the contractor is now working on trimming trees.

ATVs have been accessing the river sand bars and further wearing down the riverbank. Reminders will be given that there are two places to access the river. Repairs on the bank will be done by SID #8 as soon as FEMA approves the projects.

6. Roads

Goebel continues to work nearly daily on smoothing the road and enhancing the dust control product.

7. SID #8

A meeting is yet to be arranged.

FEMA met last week with SID personnel and JEO Engineers.

8. Lake Health Committee

The Inlet into T-Cove has been dredged.

Additional dock-mounted aerators have been ordered.

9. Community Center

Yoga classes have been discontinued due to lack of participation.

Two recent fundraisers at the community center have generated a total of nearly \$100,000.

Residents will be able to use the patio for the Saturday, July 6th, fireworks display.

Charity Poker Nights on the third Thursday of each month now begin at 6:30pm.

10. Yacht Basin

All spots are taken and paid for.

Available funds will be saved for a project in 2020.

11. NE Environmental Trust Grants

A grant application is being prepared for September submission by Amy Preucil & Susan Hancock.

12. Elections

Congratulations to Dave Langenfeld, John Menning, & Pat Schlosser on their re-election to the Board.

A Thank You has been sent to Curtis Beeson for submitting his name for the ballot.

13. Vets Club

The installation of additional flag poles around the Community Center has been completed.

New Business

Burlington Northern Santa Fe Railroad will be closing the crossing at the entrance to Woodcliff tomorrow morning from 8:30am-11:30am for repair.

No further Business being presented; the meeting was adjourned at 7:35pm.