

Woodcliff Lakes Inc.
Minutes of Board Meeting
November 7, 2016

President Sean Kenney called the meeting to order at 6:27pm. Board members present were Tony Bromm, Dave Langenfeld, Tim Krause, John Menning, and Pat Schlosser. Security Officer George Wolsleben, Office Administrator Chris Johannesen, and Residents Kori Krause, Don Fiedler, Norm Nelson, Ron Schaefer, Ed Sekera, and David Steffen also attended. Norm Nelson left at 7:00pm and Warren Higgins and Rick Leonard arrived at 7:15pm.

Ken Skorseth, gravel road expert from South Dakota State University, participated via conference call. A report about Woodcliff roads from Skorseth was reviewed. The report indicated the sub-grade soil is good but that the road surface material doesn't meet Federal specifications: it is non-cohesive and the magnesium chloride increases the rate of breakdown into fines or dust. Skorseth recommended a high-grade gravel blend with a 2 ½" compacted layer. Approximately 1,568 tons would be needed per mile. Only one application of magnesium chloride should be needed for dust control with this blend. Items to be considered yet are finding a local supplier that can blend natural clay or bentonite as a binder with gravel and then determining the cost. Skorseth will proceed with these two steps and report back to the board for the December 5th meeting.

Warren Higgins presented information about the main lake's winter level and requested the board reconsider its decision to maintain the lake at the summer level year around. While agreeing that the higher lake level may benefit the health of fish, lengthen the season for recreational activities and conform with many other lakes in the area; Higgins contends that there is an increased risk should the Platte River experience an ice jam; a higher lake level gives Woodcliff no "wobble room" for additional flood waters or spring surges. Higgins suggested leaving the lake up longer each fall but lowering it as freezing weather sets in. The Lake Health Committee will consider this information at their next meeting November 14th.

George Wolsleben presented the October security report. The Board approved his request for a load of rock for a portable carport for a second vehicle. Also approved was a second radar unit.

Minutes of the October 3, 2016 meeting were approved. Financial reports through October 31, 2016 were reviewed and approved.

Action Items:

1. Residents:

No items were presented.

2. Office:

The winter newsletter will be sent around December 1st. Information from the road committee's findings from Ken Skorseth will be included.

The outgoing entrance gate was not closing properly and Security Fence Co. cleaned and raised the eye 8-10" to rectify this problem. A maintenance contract for the rest of the year was approved.

End-of-year employee reviews will be arranged.

3. Security:

All items were discussed earlier in the meeting.

4. Maintenance:

Maintenance reports were reviewed.

Schlosser Enterprises' estimate for 2017 mowing, harrowing, tree trimming, etc. was approved.

SID 8 will be asked about the possibility of removing trees within 10' of the road.

Menning reported that several Tool Cats had been located on line, however, all would have to be shipped.

5. Roads:

Discussion of Ken Skorseth's recommendation was held. The possibility of a test strip will be considered depending on the cost estimate.

6. SID #8:

JEO is working on devising a new drainage plan for road runoff.

7. Lake Health Committee:

Fish stocking was done October 14th.

A "bio-bullet" for killing Asian Carp is being investigated.

Estimates for spot-dredging are being obtained.

Zebra Mussels are a huge threat and additional precautions will be taken to avoid their introduction into Woodcliff waters. They have been found at Lake Okoboji and again at Lake Zorinsky. The fine for not cleaning or storing watercraft after returning from other bodies of water will be increased to \$1,000. The newsletters will include articles about Zebra Mussels and prevention. The Lake Health Committee will decide on measures to be taken at the boat ramps – possibly cameras and/or electronic locks.

8. Tract 8:

Pat Schlosser has contacted Fire Chief Benke several times and they are unable to find a suitable time to meet. Benke suggested the Board send their current proposal to the Fire Dept. Board in writing. Schlosser will compose a letter as soon as possible.

9. 2017 Rules Committee:

Proposed Changes from the October 17th Rules Committee meeting were reviewed. The following changes were approved:

Page 2 General Regulation #8

The word “Fireworks” was added to the list of activities which will not be tolerated after 10pm weeknights and 1am on Friday and Saturday nights.

Page 6 Water Safety Regulation #1

The wording “including boats on lifts” was added to the regulation indicating that boats must have the current Woodcliff sticker or risk citation and loss of use on the lake. After Memorial Day, a list of watercraft on lifts without stickers will be given to the office and those lot owners will be contacted giving them one week to register the watercraft or be issued a citation.

Page 6 Water Safety Regulation #7

The sentence “All boating will be in a counterclockwise direction adjacent to the island.” was added to the Lake Tirawa regulations. It has always been assumed and generally accepted but had never been written into the rules.

Page 8 Water Safety Regulation #24

The wording of what days that jet skis may not operate was revised to make it clearer that they are not allowed between Noon and 5pm on Saturdays, Sundays, and Holidays.

Page 9 Zebra Mussel Prevention Rules #6

The fine for violation of any Zebra Mussel Prevention Rules was **increased to \$1,000.00**. Zebra Mussels are a huge threat to the life of any lake and introduction of them to Woodcliff lake water would be catastrophic, therefore the Lake Health Committee and the Board agreed that the fine should be raised.

Page 10 Fishing Regulation #6

The rule allowing bow fishing, which was added in mid-year 2016, has been inserted.

Page 11 Violation of Zebra Mussel Prevention Rule #1 thru #6

The fine schedule for violation of any Zebra Mussel Prevention Rule has been increased.

Page 12 Attachment 1

Wording on restrictions for Age 18 and older operating a boat or jet ski was revised to match State Statute language – Anyone born after 12-31-85 must have and carry boater’s certification.

Final Rules approval will be considered at a future meeting after the Lake Health Committee considers possible changes to Zebra Mussel prevention regulations.

10. 2017 Budget:

The first preliminary version of the 2017 Budget was reviewed. Updates and final changes will be made at the December 5th meeting.

No other business being presented; the meeting was adjourned at 9:35pm.