

Woodcliff Lakes Inc.
Minutes of Annual Meeting
June 9, 2019

President Tony Bromm called the meeting to order at 1:30pm with Board Members Les Hileman, Dave Langenfeld, John Menning, Ward Reesman, and Pat Schlosser present. Also attending were Security Officer George Wolsleben, Shaw, Hull & Navarrette Accountant Joni Cantrall, and 32 residents.

Candidates for the annual board election were introduced. Ballots for the election and for sale of a piece of common ground were available on the table. Board members, Security, and the Office were thanked for the trying times during the March flood and residents for their patience since then.

Wolsleben presented the Security report with nearly 2,500 cases so far. An incident with a possible child enticement was reported recently so please be cautious and aware of strangers; the incident was posted on the Facebook page.

Minutes of the March 10, 2019 quarterly meeting were reviewed and approved. Reesman presented the Financial Reports through May 31, 2019. It could have been a much different year with the flood but due to everyone's efforts to save the lake, there isn't much flood damage to HOA property. Expenses are all right on budget. Lake Health Fee Revenue is under budget at this time, but may be closer by July 4th weekend.

Menning presented an update on the Lake Health Committee. The boat ramp gates are now locked until Labor Day and Hileman is handling the phone calls to meet residents to open the gate. Please be patient and give at least a couple hours' notice for opening the gate. Only board members will be opening the gate. These efforts are to prevent zebra mussels and it was noted that one area lake will not allow a boat to return to the lake during the summer season after being removed. Residents were reminded to keep the boat ramp gate area open and free from parked vehicles.

Lake water had a brown tint after the flood, but it is improving with the springs and constant elimination of water through the spillway tubes. Because of the large amount of water being dumped and the rain fall, the committee has held off applying the Blue Dye in both lakes. Last year the blue dye did not seem to help on the Fishing Lake and therefore will not be applied there this year to see if there is a difference. Muck-reducing pellets will be put in coves with significant sediment, especially Poehling Cove to try to improve the lake bottom and clarify the lake water.

Stocking of large mouth bass will be done this year when there is less water going out the spillway to avoid loss of fingerlings. Large, 12-14" wipers have been caught showing significant growth from the 4-6" ones stocked. A 22-23" walleye was also recently caught. Residents are welcome to keep any fish. Bow fishermen have been removing carp.

Aeration has been updated and some smaller, dock-mounted aerators will be available on a first come-first served basis. The only cost to residents is the minimal electricity increase. Contact the office if interested.

The No Wake policy has been lifted. This was put in place a couple weeks ago due to rains and the high ground-water level and protects seawalls and sand erosion. The fishing lake and all coves remain No Wake as listed in the rules.

Langenfeld gave an update on the roads which are always a work in progress. With the flooding, quartzite became hard to get and gravel prices rose. Lane Goebel has volunteered his equipment and time to apply dust control to the roads and smooth rough spots which has saved a bunch of money; some areas need additional dust control and adjustments are being made to perfect the application. Calcium chloride is now being used instead of Magnesium chloride as it removes 70% of the moisture from the air compared to 40% for the magnesium chloride. Speeding vehicles and sun exposure affects the efficiency of both products. Goree Backhoe is still contracted for grading. The river road was raised 9" since the flood and the SID is looking at increasing that as a flood mitigation project.

At 2:00pm a final request was made for ballots to be turned into the accountant.

Following that request, Schlosser presented information on the Community Center and began with a financial recap. So far this year the Community Center has been rented 11 times; there will be 34 more before year end thus increasing revenue will occur in the last half of the year. Equipment expenses include a new camera system, stainless steel kitchen tables, a new propane tank and the fire pit which was covered by donations in 2018 and 2019.

Thank you went to the following for their donations and time:

Laura Earl – pots and plants for the front

Jane Wiebold – watering plants

Ray Dengel & Dave Langenfeld – Small maintenance items, saving money hiring contractors

Lane Goebel – Parking Lot maintenance

Events and Opportunities were announced:

Yoga classes are held 4 times a week, but due to low attendance this may end July 1st.

Exercise classes are held 3 times a week.

Charity Poker Event is held on the third Thursday of each month. The start time has been changed to 6:00pm beginning this month on June 20th.

June 15th will be a fundraiser for Mike Steffen's niece, Aspen Dvorak, to cover medical expenses.

There will be a fish fry, spaghetti, and silent auction. BYOB. 5pm-8pm

June 29th is the RePlant Rodeo beginning at 5:30pm. Projects benefitting will be a storage unit at the Community Center for tables & chairs and updating the bathrooms.

July 6th the Community Center will be open for residents to bring their chairs and sit on the Patio to watch the fireworks.

Overall, it is truly a community center, being used in the past eight days for a pancake feed, blood drive, recycling event, yoga classes, exercise classes, two Leo meetings, an HOA Board meeting, and this annual meeting. At the time of the purchase the Board did not realize just how much it would be used and a huge thank you goes to Pat & Mary Schlosser for all the time they donate managing it!

Residents were reminded that RePlant Woodcliff sponsors the recycling bin. All material must be inserted inside the bin, including boxes which must be folded flat. A citation can be issued for improper use of the bin and carries a \$250 fine.

A Community Response team is working to put together guidelines for future boards should there be a need to evacuate due to any kind of disaster. A communication system is being investigated but can be expensive. Facebook was the fastest and most convenient during the March flood. Until something else is set up, please see that the office has your current email address.

Tim Krause the newly elected Lions Club President made several announcements. Last weekend's pancake feed served 328 people, second only to the record set during the 50th Anniversary weekend. The Lions Club has applied for a Pickle license to sell pull-tabs as an additional fundraiser. A Leo Club has been started for kids 18 & under to be called the Woodcliff Cubs Club. A board has been elected and 26 children have signed up so far. T-shirts are being made and their first service project is the playground equipment near the basketball court. The Cubs Club will help with the Mud Volleyball tournament. The meeting schedule is every other Sunday at 1pm at the Community Center.

CPA Joni Cantrall presented the results of the two ballots to President Tony Bromm who announced that the Sale of Common Ground to S121 did not pass due to insufficient ballots cast. 125 ballots were received with 105 Yes, 10 No, and 10 incompletes. The measure needed 223 Yes votes to pass.

The three people elected to the Woodcliff Board were Dave Langenfeld, John Menning, and Pat Schlosser.

No other business being presented, the meeting was adjourned at 2:25pm.

EXECUTIVE BOARD MEETING following annual meeting:

The Executive Board Meeting was called to order with six board members present; Scott Schaefer did not attend. Officers elected were: President Tony Bromm, Vice President Dave Langenfeld, Treasurer Ward Reesman, and Secretary Scott Schaefer. The executive meeting was adjourned following the election of board officers.