

Woodcliff Lakes Inc.
Minutes of Board Meeting
December 3, 2018

President Tony Bromm called the meeting to order at 6:32pm. All Board members were present. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and Residents Tim Krause and Cheryl Reesman.

Wolsleben presented the November Security report which had 394 cases; none of those were criminal cases. "Critter" calls have been numerous; snow-covered ground has racoons, mice, coyotes, etc. foraging for food and several wounded geese have been reported. Dates for 2019 ATV & Boater Safety Classes have been set: Boater Safety Classes will be the first three Saturdays in May: May 4th, 11th, and 18th. The ATV Safety Class will be held Saturday, May 25th, 2019.

Minutes of the November 5, 2018 Board Meeting were approved unanimously. Financial reports through November 29, 2018 were reviewed. Three lots have not paid fines from July and August; lake privileges will be suspended and liens filed in early spring if still unpaid. One lot has not paid the second installment of the Community Center assessment; one lot has not paid any of the Community Center assessment; both of these have liens filed on their property and lake privileges suspended. One lot still owes most of the 2018 HOA Dues but has started making payments and indicated willingness to continue until it can be paid in full.

Action Items:

1. Residents:

A survey of the end of Cedar Lane appears to have been completed. Confirmation and pictures will follow.

S121 has agreed to a purchase price of \$10,000 plus \$1,000 costs for a portion of the common ground next to his lot. Next, a majority of lot owners must approve this; a ballot is being reviewed by the HOA attorney which would be voted on in June 2019.

The HOA Office and Security have provided copies of rules and reports for attorneys representing residents concerning an accident on Woodcliff roads in 2015. The HOA is not involved in the lawsuit other than providing subpoenaed documents.

2. Office:

The 2019 Board Meeting Calendar was reviewed and approved. Quarterly meeting dates will be confirmed with the community center schedule.

The December 9th Quarterly Meeting Agenda was reviewed.

3. Security:

All Security items were discussed at the beginning of the meeting.

4. Maintenance:

Ray Dengel and Langenfeld will work on reducing the one pontoon to a barge.

5. Roads:

Grading was done November 6th.

Additional gravel was applied in some areas to work in with the quartzite for a smoother surface.

6. SID #8:

The next meeting is to be determined.

7. Lake Health Committee:

Aerators will be shut down this week. Those that are dock-mounted will be taken into the shop for maintenance over the winter.

It is recommended to hold off on ice fishing and ice skating until the lake freezes solid. A couple areas may be kept open with aerators to avoid a winter fish kill.

Fish stocking of largemouth bass is to be done in the spring.

8. Community Center:

This month's Charity Poker Night is scheduled for Thursday, December 20th.

One reservation for 2019, which had paid in full, has been cancelled and has been refunded the entire amount due to the early notification.

A new firepit will be built and will be funded entirely by donations; 47 residents have pledged \$100 each.

9. Yacht Basin:

2019 Annual Berthing Space Agreement Forms will be sent before January 1st and are due April 1st, 2019. At this time, all spaces are reserved.

10. 2019 Rules Committee:

The Committee met November 8th. Suggestions for changes were reviewed by the board.

The Rules will be revised with the approved changes and published. Distribution will be in late February.

11. 2019 Budget:

The Proposed Budget for 2019 was reviewed. The proposed budget, which keeps the 2019 dues the same as 2018, was approved unanimously and will be presented to residents at the December 9th Quarterly Meeting. Dues invoices will be sent following that meeting.

A motion was made and approved unanimously to move \$45,000 from the Lake Health Maintenance fund, which comes from the annual Watercraft Registration Fees, into the Long Term Lake Health Fund.

12. NE Environmental Trust Grants:

A possible list of projects will be compiled before the March 4th meeting so Amy Preucil and Susan Hancock can complete the application before September 1st.

Suggestions so far include a seawall on the island, a bobcat for road work, increasing water movement in Horseshoe Bend cove.

No other business being presented; the meeting was adjourned at 7:39pm.