

Woodcliff Lakes Inc.

Minutes of Board Meeting

January 4, 2016

President Barry Taylor called the meeting to order at 6:32pm. Board members present were Tony Bromm, Dan Fagervik, Warren Higgins, and Sean Kenney. Board members Carla Mahrt and Tim Krause participated via conference call. Security Officer George Wolsleben, Office Administrator Chris Johannesen, and resident Dean Mahrt also attended.

Wolsleben presented the December security report. He requested permission to purchase batteries for the hand-held radios and the Board approved a motion allowing him to do so for up to a total of \$500. Wolsleben will contact Audio Video to purchase two more cameras for the entrance to get an overall view up the hill and an enhanced view from the flag pole area. The Century Link internet connection does not appear to be fast enough for the cameras; video from the cameras is jerky and skips. Wolsleben will contact Omni-Tech about providing a faster internet connection in place of one to his office which is no longer used. Omni-Tech provides two connections in exchange for allowing equipment to be installed on top the water tower. Century Link will be contacted to determine if a faster connection is available. Wolsleben also asked the board to pay for materials to paint the interior of the security house for approximately \$500 and this was approved unanimously. The fire Department will be doing some ice rescue training this month. The ice is reasonably thick but skaters or ice fishermen should be cautious especially where springs are located.

Discussion was held about board members voting via conference call. The HOA attorney will be contacted for his opinion.

Minutes of the December 7, 2015 Board Meeting and the December 13, 2015 Quarterly Meeting were approved unanimously.

Financial reports through December 31, 2015 were reviewed. A motion was made and approved to transfer \$13,251.30 from the general fund to the 2015 Gate Special Assessment Fund to cover the overrun costs.

Action Items:

1. Residents:

S60 citation from the 4th of July weekend has been paid in full.

Tract 8 Community Center sale was discussed. Currently there is no offer; Bob Hampton's right of refusal has expired. Warren Higgins and Barry Taylor will visit with Pat Poehling about possible options and cost.

2. Office:

No concerns at this time.

3. Security:

This was covered at the beginning of the meeting.

4. Maintenance:

Three items will be sold: two people have looked at the chipper and will submit bids; the pickup is on consignment at Sid Dillon; and the ZTR mower will be advertised for sale this spring.

The tractor is due for the annual service which the board approved. The office will find out what all is included and notify the board before having it picked up.

5. Roads:

The Road Committee is busy researching options and will make a preliminary presentation at the February Board meeting.

The committee would like to have JEO update their 2007 information at a cost of \$1,500. SID #8 will pay half the cost and a motion was approved unanimously to fund the other half from the HOA budget.

The office will respond to Bob Hampton's request for information from the committee with an email about the March Quarterly Meeting deadline for presentation to residents.

6. SID #8:

The next meeting is scheduled for February 23, 2016 at 5:30pm.

7. Lake Health Committee:

A motion was approved to have Board member Sean Kenney chair the committee and he will present his suggestions for the makeup of the committee, its responsibilities, and financial authority at the next meeting. Board member Tim Krause volunteered to be a part of the committee also.

8. Yacht Basin:

The Board prioritized projects for the Yacht Basin:

1. Terracing or sloping the steep bank, or extending the ramps
2. Posts, solar lights & slip numbers for the posts
3. Electricity to the docks

9. Gate Committee:

Security Fence Co. has set an appointment for January 15th to set up the software.

10. Emergency Evacuation Plan:

This will be removed from the agenda due to a lack of input from the railroad company.

11. 2016 Rules Committee:

The committee proposed a change to Road Safety #9 which would allow parking on both sides of the lake. A motion was made and approved to leave the rule as it stands.

A change to Water Safety #4 was proposed to eliminate the horsepower limitation and a motion was made approving this change.

The second sentence in Water Safety #23 will be changed to read "All operators born after 12/31/1985" instead of "All operators under the age of 27" per state statute.

12. 2000 Bylaws:

Proposed changes in the bylaws will be set up so residents can vote by line-item or by category to make it easier to vote on the changes.

No other business being presented, the meeting was adjourned at 8:06pm.