

Woodcliff Lakes Inc.
Minutes of Board Meeting
May 2, 2016

President Sean Kenney called the meeting to order at 6:30pm. Board members present were Dan Fagervik, Warren Higgins, and Carla Mahrt. Tim Krause participated via conference call. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and eleven residents: Eileen Mazour, Sally Vilmont, Lonnie Mahrt, Rich & Deb Gaudio, Matt Schwarz, Dave Steffen, Barry Taylor, Kori Krause, and Jim & Vickie Quinn.

Jim & Vickie Quinn, S1098, would like more information on the benefits of not paving Woodcliff roads and asked that the Board allow research about aggregate roads be distributed to Woodcliff residents. The board agreed that any research on road options other than paving be presented to the Board for review and all verifiable information would be sent to residents. The Road Options Committee did research several other options for Woodcliff roads and presented that information to the Board at the February meeting. A group of residents promoting non-paving is finalizing research and will submit that to the Board by the end of the week. The Board will be happy to share good information so residents have all the information needed to vote.

Wolsleben presented the April Security report showing 393 cases. ATVs are driving up and down the river bank and using the one hard point as a jump destroying SID improvements to the river bank. Security will be issuing County citations for anyone caught in that area. One older security camera has suffered water damage and will be replaced. Omni-Tech will look at updating the internet service to entrance cameras. Raccoons have been a nuisance and residents are encouraged to move all pet feeding stations inside to eliminate any chance of spreading disease.

Minutes of the April 4, 2016 board meeting were approved. Johannesen presented the Financial Reports through April 30, 2016 including check book reconciliation and income & expenses-to-date and a motion accepting the financials was approved.

Action Items:

1. Residents:

No update was given on Tract 8 Community Center.

Ballots for small common ground sales to T37, S1189, and Tract 5 went out today in the complete ballot packet. Return ballots may need extra postage since there are eight. The Board may try to obtain a lock box from the CPA so ballots could be collected at meetings and in the office; the locked box could then be turned in to the CPA to open. Barry Taylor, S92, thought that any by-laws changes needed to be voted on individually and legal counsel will be sought about his question and about the Board delivering ballots door-to-door.

S1233 plans for a covered patio were approved with receipt of the County Permit.

S1205 plans for enclosing a corner of his residence were approved.

2. Office:

The Agenda for the June Annual Meeting was reviewed. QuickBooks online payment feature will be added to the new 2016 version and can be purchased for \$219.99. Online debit

payments would cost \$.50/transaction. The office was directed to review QuickBooks Online features versus the 2016 version and purchase the best option.

A flyer from Project Healing Waters looking for a place to hold a fishing tournament was reviewed and will be filed.

The Office will be closed June 6-10th for vacation. Johannesen will be available June 12th for the Annual Meeting.

3. Security:

A motion was made, seconded, and approved unanimously to increase part-time security officer pay from \$20/hour to \$25/hour.

4. Maintenance:

The ZTR Mower was sold for \$1,500 and the cash was deposited April 14th.

The Maintenance Activity Report for April was reviewed.

A large cottonwood by T3 has a dead branch hanging precariously. The office will contact OPPD about removing it since it is near wires.

5. Roads:

The Ballot for granting SID 8 an easement to the roads for paving was sent out today to residents in the ballot packet.

Aggregate and dust control will be applied before Memorial Day.

6. SID 8:

SID 8 met April 26th and approved adding roads to their Articles of Association.

7. Lake Health Committee:

Blue Dye and Bio Boost will be put in both lakes.

Additional aerator compressors arrived and will be installed in the north end of the lake.

Electricity for aerators near T9 will be moved to the common ground if possible.

The committee will construct one unit of fish habitat out of PVC.

A fishing company will try to eliminate more carp and other undesirable fish in October since the lake will need to be shut down while they are here.

8. Yacht Basin:

One space is open.

Bank work and installation of posts is in progress.

9. Entrance Gate:

Security Fence Co. is still fine-tuning the program at the gate.

The start-up date is still set for June 1st.

10. 2000 Bylaws:

Three ballots went out today for three types of bylaws changes: updates to include current board policies using technology, clarification updates, and two new bylaws recommended by the bylaws committee and legal counsel.

11. Elections:

The ballot went out today in the ballot packet with five candidates for three spots. Two candidates asked that their names be withdrawn before the ballot was prepared.

No other business being presented; the meeting was adjourned at 7:37pm.