

Woodcliff Lakes Inc.
Minutes of Board Meeting
January 9, 2017

Vice President Tony Bromm called the meeting to order at 6:30pm. Present were Board members Dan Fagervik, Dave Langenfeld, John Menning, and Pat Schlosser. Board members Sean Kenney and Tim Krause participated via conference call. Also attending were Security Officer George Wolsleben and Office Administrator Chris Johannesen.

Wolsleben presented the December Security Report. 2016 finished with a total of 4,686 cases. Several coyotes have been spotted and residents are encouraged to keep their pets close to home. The mobile radio for the Tahoe cannot be repaired and a motion was made and unanimously approved to purchase a new 800mhz radio for \$613.68. Equipment for ice rescue, including a suit, helmet, horse collar, and tether ropes, at a cost of up to \$1,000, was also approved for purchase unanimously.

Minutes of the December 5, 2016 Board meeting and the December 11, 2016 Quarterly meeting were approved unanimously. Schlosser presented the Financial Reports through December 31, 2016; these were also approved.

Action Items:

1. Residents:

S1016 emailed a concern about the Costco/Lincoln Premium Poultry plant to be built across the river and the board reviewed a letter to the Fremont City Council from John Hopkins outlining potential hazards to air and water quality. The Board agreed to keep apprised of all information pertaining to the poultry plant and any potential health threat to Woodcliff.

2. Office:

165 Lots need to pay the 2017 dues yet.

An ISO Survey of Cedar Bluffs Fire Dept. has raised their rating from a 5 to a 4 which might lower home insurance rates. Insurance companies should be aware of the new rating.

Saunders County Roads Dept. has agreed to repair some potholes west of the gate on the hill but it will most likely happen in the spring.

3. Security: This was discussed at the beginning of the meeting.

4. Maintenance:

Menning has been watching online for a used Tool Cat for sale in the designated price range.

Only one has been available so far but was located in Canada.

5. Roads:

The Road Committee will meet Thursday, January 19th, and Mr. Skorseth should have completed his research of local contractors and cost estimates at that time.

6. SID #8:

A copy of the Platte River Bank Stabilization Project Summary was reviewed. It was emailed to residents and is available on the Woodcliff website.

The \$100 Utility Fee will be billed to residents in mid-February.

7. Lake Health Committee:

The committee is waiting for an estimate for wi-fi cameras at the boat ramps.

8. Tract 8 Community Center:

Minutes of the Cedar Bluffs Fire Dept. meeting were read. The minutes reported an offer for 10,000 sq. ft. of the community center property. Schlosser will present a counter-offer as negotiations continue.

9. 2017 Rules Committee:

The 2017 Rules are complete and will be printed and sent to all residents via mail or email in February 2017.

10. 2017 Budget:

Comments pertaining to the 2017 Dues from six residents were reviewed.

11. Yacht Basin:

Two of the Yacht Basin committee members have paid Rugged River Design \$1,200 for additional work done this spring and will be reimbursed in the future when funds are available in the Yacht Basin account.

No other business being presented, the meeting was adjourned at 7:04pm.