

# **Woodcliff Lakes Inc.**

## **Minutes of Board Meeting**

### **September 12, 2016**

President Sean Kenney called the meeting to order with Board members Dan Fagervik, Dave Langenfeld, John Mennin, Tim Krause and Pat Schlosser present. Board member Tony Bromm attended the Saunders County Planning Commission meeting representing the HOA on re-plats of three Woodcliff lots. Also in attendance was Ken Skorseth, an expert on gravel roads from the South Dakota State University and author of the "Federal Highways Administration Gravel Roads Manual". Office Administrator Chris Johannesen and eight residents were present.

Skorseth discussed his observations taken the last two days on Woodcliff Roads. Thirty-five samples were taken at 13 sites. Initial inspections show the layers are not very thick and that the reclaimed concrete has broken down very quickly. Skorseth recommended raising manholes so they are at or near the road surface. Skorseth will obtain results of the test samples and contact local suppliers for possible material availability and then report at the November 7<sup>th</sup> board meeting via conference call. Information on costs could then be incorporated in the 2017 Woodcliff budget. Skorseth will plan to attend the December 11<sup>th</sup> quarterly meeting to present information to residents on his suggestions for Woodcliff roads.

Minutes of the August 1, 2016 Board meeting were approved unanimously. Financials through August 31, 2016 and through September 12, 2016 were reviewed and approved.

#### **Action Items:**

##### **1. Residents:**

S1090 reported seawall needed repair; upon inspection it was found to be a resident's seawall. No action was taken and will be removed from the Action Items list.

##### **2. Office:**

The 2016 Quickbooks version has been purchased and ACH debit payments have been activated.

The Quarterly Meeting Agenda for September 18, 2016 was reviewed.

The office will be closed Friday, Sept. 16<sup>th</sup> thru Sunday, Sept. 18<sup>th</sup>.

##### **3. Security:**

The August Security report and current Warnings & Citation report were reviewed.

The board considered installing backflow devices at the Security House and the HOA office. The office will obtain quotes on installation and an insurance rider.

##### **4. Maintenance:**

The current maintenance activity report was reviewed.

The ATV will be taken in for repair.

A motion was made, seconded and passed to consider selling the tractor and attachments to purchase a used Tool Cat. Fagervik will check with Platte Valley Equipment on tractor value.

Menning will check current used tractor pricing and attachments' values.

##### **5. Roads:**

The Roads committee met August 17, 2016.

**6. SID #8:**

The tax levy and budget were set for 2016-2017 at the Sept. 1, 2016 meeting of SID #8. The next meeting will be October 3<sup>rd</sup> at 5:30pm and the agenda includes a hearing to raise Woodcliff residents' Annual Utility Use Fee from \$75 to \$100 for 2017.

**7. Lake Health Committee:**

A professional fishing company was here this week and used sonar to detect the amount of carp in the Woodcliff Lakes. Best estimate was 30,000-40,000 lbs of carp could be netted if "corralled", which might be best done in the winter by "baiting" them with aerators producing oxygen. Millions of shad were reported by sonar and it will be important to stock predator fish to reduce their numbers.

**8. Yacht Basin:**

There was nothing to report.

**9. Tract 8 Community Center:**

Schlosser reported attending the Cedar Bluffs Fire Department meeting. The Woodcliff Board would like to move ahead with the purchase and Schlosser will meet with the Fire Department again to try to get a commitment.

**10. 2017 Rules Committee:**

Dave Langenfeld will chair the committee.

A request for volunteers was published in the newsletter and will be announced at this Sunday's quarterly meeting. Volunteers have until October 1<sup>st</sup> to contact the office.

**New Business:**

It was reported that the SID Attorney is preparing an agreement for the SID, the HOA, HOA Security, and the river bank owner to establish control over the river bank trespassers to eliminate the damage that is being done to the SID's flood control project.

**No other business being presented;** the meeting was adjourned at 8:38pm.