

**Woodcliff Lakes Inc.**  
**Minutes of Board Meeting**  
**March 6, 2017**

President Sean Kenney called the meeting to order at 6:30pm with all board members present. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, Monte Brown of JVB Consulting, and residents Don Fiedler, Jerry Reinke, and Ron Schaefer.

Reinke presented information on work to be completed at the Yacht Basin to make another 170' of the bank safer and ease accessibility of the docks. Money from the Yacht Basin occupants' fees is used for improvements in the area; however, the cost of the work will exceed income from 2017 fees. A motion was made by Tony Bromm, seconded by John Menning, to approve "loaning" the Yacht Basin committee the additional funds needed to pay for the work this year to be repaid by next year's Yacht Basin fees. The work will be awarded to the lowest of five bids, \$7,325.00, and will start as soon as possible.

Monte Brown of JVB Consulting presented information on products and services which could greatly enhance internet and cell phone service at Woodcliff. Two options could be considered: 1) setting up a unique server and public wifi using microwave signals which Woodcliff Lakes Inc. could provide as a service to all residents or 2) setting up enhanced service for Woodcliff Lakes' office and security, especially surveillance cameras. Brown will bring more information and a proposal to the April 3<sup>rd</sup> meeting.

Schaefer presented information from the Woodcliff Roads Committee using quartzite in three different options which would be a multi-year program with year 1 focusing on building a base and years 2 & 3 would consist of evaluation and additional aggregate based on shrinkage & performance. Years 4+ would bring anticipated lower overall costs due to the longer lasting and cleaner product, which would require less aggregate and dust control. Cost of the options for the first year ranged from an estimated \$557,000 to \$683,000 depending on bids. After 75 minutes of discussion, several considerations remained: Does Ken Skorseth recommend use of the fabric membrane? Why quartzite rather than the original recommendation of gravel, clay, and bentonite blend? The time frame will be difficult considering SID #8 will be doing two projects: replacing sewer main in the road near the entrance this spring and bank stabilization in the fall which will require considerable truck traffic on the road. A special assessment vote would need to be held which would also push road work into the summer season. A motion was made by John Menning to use the extra funds in the 2017 budget from the dues increase to do a proof of concept on a piece of road near the entrance which is the most heavily traveled. The motion was seconded by Tim Krause. Voting YES were Dan Fagervik, Sean Kenney, John Menning, Tim Krause, and Pat Schlosser. Voting NO were Tony Bromm and Dave Langenfeld. Schaefer will go back to the Road Committee to arrange for the proof of concept for spring application.

Wolsleben presented the current security report. Locks on the boat ramp gates have been replaced; residents should contact security or the office for the new code.

Minutes of the February 6, 2017 board meeting were approved unanimously. Financials through February 28, 2017 were reviewed and approved unanimously.

**Action Items:**

**1. Residents:** No requests at this time

**2. Office:**

21 lots still owe the 2017 dues. Statements have been sent with a note saying final date for payment is April 1<sup>st</sup> or a lien will be filed on the property and lake privileges rescinded.

Nebraska Lakes Association Spring conference will be April 23, 2017. One board member will attend Kori Krause will publish the 2017 Directory in April. No one else has requested permission to do so but should anyone ask, they will be given access to the information to publish a directory also.

The Entrance/Exit gate has had some issues accepting PIN numbers on the exit side. Security Fence Co. will replace the keypad.

The Quarterly Meeting Agenda was reviewed.

**3. Security:** All items were discussed earlier in the meeting,

**4. Maintenance:**

Information will be sent on a used Tool Cat that is for sale.

**5. Roads:** This was discussed earlier in the meeting.

**6. SID #8:**

The next meeting is scheduled for March 22, 2017 at 5:30pm at the Woodcliff Office.

Bids will be opened for the sewer main replacement near the entrance.

**7. Lake Health Committee:**

Several Aerator pumps need repair. The aerators will be back on again in the fishing lake this year.

Parts and blue dye will be ordered.

**8. Tract 8 Community Center:**

Pat Schlosser presented information concerning the community center, including a profit & loss statement, a power point presentation for Sunday's meeting, and a letter to residents listing the purchase price as \$400,000 with a 2% interest loan to be paid in three years which would mean a special assessment of \$935.27 which could be paid over three years (\$311.76 per year). A vote for a special Assessment will take place at the June 11, 2017 Annual meeting; 51% of those casting ballots will determine the outcome.

**9. Yacht Basin:** This was discussed earlier in the meeting.

**10. Board Elections:**

Two terms expire this year, Tim Krause's and Tony Bromm's.

Volunteers for a nominating committee will be requested at Sunday's quarterly meeting.

Nominees must turn in their name to the office by March 31<sup>st</sup>.

**No other business being presented,** the meeting was adjourned at 9:25pm.