

Woodcliff Lakes Inc.
Minutes of Board Meeting
March 2, 2020

Vice President Dave Langenfeld called the meeting to order at 6:30pm. Board members present were Les Hileman, John Menning, Ward Reesman, Scott Schaefer, and Pat Schlosser. Others present were Security Officer George Wolsleben, Office Administrator Chris Johannesen and Residents Tim Krause and Cheryl Reesman.

Wolsleben presented the February Security report with 332 cases, including one rescue call and three alarms. Boater Safety Classes will be offered on May 9th and May 16th; ATV Safety Class will be held on May 23rd. The next Lions Cub Club on April 4th will include Basic First Aid and CPR training for any child interested. The Cub Club may consider first aid kits as a fundraiser project.

The Minutes of the February 3, 2020 Board Meeting were reviewed and approved. Financial reports through February 27, 2020 and the 2019 Financial Compilation and 2019 Tax Return were reviewed and approved. Quarterly income tax payments will need to be made in 2020.

Action Items:

1. Disaster Preparedness:

Handbooks for Board members and one for residents, using material from the CERT manual, are in the works. Phone numbers for important emergency contacts will be included.

15 CERT members have completed certified CPR training.

2. Residents:

T29 John Coutts has decided not to proceed with his request to trade a piece of common ground property for a portion of his property.

S1035 and S121 both wish to purchase some common ground next to their lots. Ballots will be included in the Summer Newsletter for voting at the June Annual Meeting. A majority of lot owners (223 of 445) are needed to approve the sales. S1035 needs the ground as their house sits over the lot line. S121 has maintained the common ground next to their lot for many years and would like to make it a permanent part of their lot.

T1013 A military memorial service will be held for Tony Menousek on Saturday, May 2nd, including a 21-gun salute. One of Tony's wishes was that any memorials be directed for Fish Stocking at Woodcliff.

3. Office:

The lock-down security feature on the entrance gate has been installed. Security Fence has completed quarterly maintenance and submitted an estimate for \$1,900 to replace all chains and the photo-eye posts. The Board decided to put this work on hold for now.

Eleven lots still owe the 2020 Dues. Statements have been sent with notices to pay by April 1st or liens will be filed on the properties.

Lot S1086 continues making monthly payments and should have the balance paid in full in August.

CDs were purchased to maximize interest. A 3-month \$150,000 CD and a 6-month \$100,000 CD yielding 1.75% interest were purchased.

The March Quarterly Meeting Agenda was reviewed and approved.

4. Security:

All items were discussed at the beginning of the meeting.

5. Maintenance:

A new 2020 CanAm UTV was purchased. An extended warranty and additional features at reduced pricing were included. The title will be obtained at Saunders County.

6. Roads:

Road conditions remain in great condition. When frost is out of the ground, a few bumps will be leveled at dust control applied near the entrance.

7. Lake Health:

The lake level will be raised April 1st and an eblast will be sent to residents this week.

Details of dredging Poehling's Cove are being worked out. Tree trimming and/or removal will need to be done and OPPD will need to move a few wires to enable dredging equipment to maneuver.

8. Community Center:

March 19th at 6:30pm will be the next Charity Poker Night.

LED lighting will be installed this week or next.

A bid for an addition has been received; another bid for the connecting doors to the addition is being obtained.

A Painting Party for all interior walls will be held Saturday, March 21st, beginning at 9am. Volunteers are needed and an eblast request will be sent to residents.

9. Yacht Basin:

Annual Agreements are to be returned by April 1st. Two spots are open.

10. SID #8:

The Annual Utility Fee of \$150 was billed to everyone in February.

Phase 1 of the Bank Stabilization and road berm were completed.

Phase 2 will continue the berm and bank stabilization near the lagoons.

Phase 3 will include raising part of the River road to the 100-year flood plain elevation.

These projects are working their way through the FEMA process.

11. Vets Club:

This month's meeting will be Wednesday, March 11th at 5pm at the Restaurant to plan for the fish fries being held on March 13th and March 27th. The Fish Fries will be held from 5pm-8pm at the Community Center on those Fridays.

12. NE Environmental Trust Grants:

These are on hold and will be removed from the current action items list.

13. 2020 Rules:

The 2020 Rules and 2004 Covenants were emailed and mailed to all residents. Copies will be available at the March 8th Quarterly Meeting.

14. Spectrum/Charter Franchise Agreement:

This agreement expires October 3, 2020. Copies of the current Woodcliff agreement and Fremont's agreement with Charter were reviewed. The Office will contact Charter and ask for a new proposal.

Other Business:

Location of a Fire Station at Woodcliff is still being negotiated. Lane Goebel is determined to make this happen.

No Other Business being presented; the meeting was adjourned at 7:30pm.