

Woodcliff Lakes Inc.
Minutes of Meeting
July 10, 2017

President Sean Kenney called the meeting to order with all board members present. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and residents Kori Krause, Carol Pirsch, Ed Sekera, and Mary Stoffel.

Wolsleben presented the June Security report with 534 cases. An AED unit was donated by resident Eric Bathen, S1120, of Zee Medical. A sign announcing that solicitors must check with security or the office has been ordered. Rules on boat length were discussed and the current rule using the manufacturer's MSO will be amended to include wording using actual measurement of permanent boat attachments with consideration of the MSO. Wolsleben will craft the necessary verbiage for the board to approve. A copy of the current Warnings & Citations report was available for review.

Mary Stoffel, S1016, presented plans and suggestions for a park area across from her property on the river bank easement. The plans would include a Bocce Court. The River Bank is owned by Pat Poehling and SID #8 has a permanent easement for river bank stabilization. Ms. Stoffel was encouraged to wait until the river bank project is complete and present final plans to Poehling and SID #8 for their approvals.

Minutes of the June 5, 2017 Board Meeting and the June 11, 2017 Annual Meeting were approved unanimously. Financial reports through June 30, 2017 were presented by Board Member Pat Schlosser and approved for filing.

Action Items:

1. Residents:

Three street lights were installed by OPPD in the business area before the 4th of July for safety. The County will survey the end of Cedar Lane yet.

Bushes on T1005 have been trimmed by maintenance for a better view of oncoming traffic. T1034, in response to a letter, has cleaned up the property.

S1159 presented plans for a fence on the lakeside and an addition to the residence. The addition plans were approved pending receipt of a county permit. Fence plans were not approved; the owner will be asked to send a color photo of the fence style and reminded that covenants do not allow any fence within 25' of the lake.

2. Office:

A motion was made and approved to certify Scott Schaefer as Board Secretary and that all Board members are authorized to endorse checks, transfer funds, borrow money, etc. on behalf of Woodcliff Lakes Inc. using the First State Bank accounts currently in use. The Bank signature card was signed by all.

Security Fence Co. was out June 22nd for quarterly maintenance. Mouse activity was noticeable and HOA maintenance will be asked to install mouse bait there.

The new Board Contact List was distributed to all board members. Welcome to new board members Ward Reesman and Scott Schaefer.

The Board wishes to recognize Eric Bathen for his donation of an AED unit and Brian & Nancy Broekemeier for all their hard work cleaning up and organizing the Recycle Bin area after the 4th of July. Reminders will be included in the newsletter and upcoming email blasts about proper use of the Recycle bin. Another street light will be added by the Recycle Bin. Gift cards to The Restaurant will be sent to Broekemeier's and Bathen. Thank yous will be sent to resident's Lane Goebel for his continued work on improving the Horseshoe Bend common ground and Mary Stoffel for her upkeep of the river bank across from her lot.

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

4. Maintenance:

Board member John Menning will discuss Tool Cat fuel purchases with Schlosser Enterprises. The old ATV is working after the belt repair.

A couple teenagers have been hired at \$10/hour for help with maintenance and lake health projects this summer.

5. Roads:

Dust control was applied June 27th and grading was completed July 7th.

Alternative dust control methods will be discussed with the road expert.

A survey to residents will be sent at the end of the year to help guide the road committee for next year.

The office will check if road expert Ken Skorseth has been paid.

6. SID #8:

Anyone wanting to run for the SID board in September's election must submit their name to the County Clerk before July 24th.

The next meeting is July 17th. Bids for the river bank work and improved storm drainage will be awarded. Bonds may be issued to pay for the river bank work. LPNNRD will contribute \$300,000 over the next four years to the project.

7. Lake Health Committee:

Fishing cove residents were asked to consider providing electricity for aerators if the HOA installed plugs in docks. One has replied yes and one said maybe.

Boat Ramp access has been restricted and John Menning and Sean Kenney respond to residents wanting to use the boat ramps. Inspections are being done to keep Zebra Mussels out of the lakes. Board members will take turns answering calls during designated hours and keep track of watercraft going in or out. Most are going out for gas or service.

Policy will be that those moving watercraft between the fishing lake and ski lake will not need to decontaminate when doing so per a motion that was unanimously approved.

The Marina will be asked to collaborate with the Board in all efforts to keep the watercraft with Zebra Mussels from our lake by maintaining closed ramps to any that have not been decontaminated.

Residents with private boat ramps will also be required to cooperate. Launching of jet skis from residents' beaches will be highly discouraged.

Lake Health Fees were discussed for those selling watercraft and purchasing replacements. The policy will be that the old stickers must be turned in to exchange for new stickers for the new purchase. A motion was made and approved to deny refunding the fee to any who are selling watercraft and moving. Transferring the fee to another resident's watercraft will not be

allowed. Anyone bringing a boat in to demo, will be given a white sticker to be peeled off after the weekend at no charge. Clarification of these policies will be emailed to residents.

8. Tract 8 Community Center

The Special Assessment to purchase the Community Center property passed as announced at the June Annual meeting. This will be billed out next week to residents. A \$5,000 deposit will be made with signing of the agreement and the first payment will be made at closing on October 15th using collected assessments to lower interest charges for the next two payments. Attorney Bromm drew up a purchase agreement which was shared with Pat Poehling. Poehling requested 2 changes:

The name of the community center be retained as John G. Poehling Community Center.

The title company be changed to Nebraska Title.

The Board agreed to ask the attorney to use Nebraska Title and will keep the granite markers out front in memoriam but will use the name Woodcliff Community Center.

Board members asked that the agreement list the contents of the community center as included in the sale: the tables, chairs, picnic tables, docks, etc. and that a "No pre-payment Penalty" clause be added.

Poehling would like to retain ownership of the aerial pictures in the community center but will allow them to remain on the wall in the building.

The County Surveyor is to survey the building and tract. Locks on the building will be changed.

A Facebook page and Website should both be completed in the next couple days. It was suggested that a designated cell phone number be set up specifically for rentals; the phone could be handed off to others if normal personal were unavailable. Currently a phone will be added to Pat Schlosser's account for \$20/month which will be reimbursed.

A proposed fee schedule was discussed. It was agreed to charge \$500 for Friday or Saturday evening, \$300 for weeknights, \$250 for set up night before. Residents will be given a \$100/night discount for the main event. A county permit and two security officers will be required if alcohol is served. Wolsleben's contacts will be asked if they are interested and the insurance company will be contacted about coverage for the building and security officers.

Music on the patio will be allowed until 1:00pm as listed in the current Woodcliff rules.

A resident has suggested that gym equipment be installed for additional use of the building by residents. The board agreed that other uses will be considered after the first year of ownership.

The office will set up separate accounts for community center income and expenses and Schlosser was authorized to spend up to \$500 on any transaction. Separate line items on the HOA financials will keep track of profit/loss information, similar to the Lake Health Fund.

9. Yacht Basin:

Two spots are open but may be taken soon by purchasers of two empty lots.

S1123 has sold their pontoon to Pete Gronenthal who left the pontoon parked by the park over the 4th of July. It has been removed in response to a call from the office.

Two older docks at the north end of the Yacht Basin either need to be removed or repaired; currently the owner of the Restaurant is parked there. She will be asked to move her watercraft to her dock. Kenney and sons will repair the two older docks.

No other business being presented; the meeting was adjourned at 8:32pm.