

Woodcliff Lakes Inc.

Minutes of Board Meeting

December 5, 2016

President Sean Kenney called the meeting to order at 6:30pm. Board members present were Dave Langenfeld, John Menning, Tim Krause, and Pat Schlosser. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and Residents Ron Schaefer and Daryl Leise.

Schaefer updated the board with information on Road Committee progress. Ken Skorseth, the road expert, is still contacting contractors to find someone who could provide the blended gravel he recommends and thus provide a cost estimate. A motion was made and unanimously approved to spend up to \$10,000 to put down one inch of gravel in spots that have deteriorated as recommended by Skorseth, especially the entrance to the businesses, and part of Cedar Lane and Twin Lakes Road.

Wolsleben presented the November Security report which showed 330 cases. A new radar unit has been installed in his second vehicle. He has ordered a portable carport for his vehicle and it should be installed in 3-4 weeks.

Minutes of the November 7, 2016 Board Meeting were approved. Financial Reports through November 30, 2016 were reviewed and approved.

Action Items:

1. Residents: No requests received.

2. Office:

The county will repair road breakups west of the gate on the hill.

The December Quarterly Meeting Agenda was reviewed.

The 2017 Calendar of Board Meetings was reviewed and the January 2nd meeting will be moved to Monday, January 9, 2017.

End-of-Year Employee Reviews are in progress.

3. Security:

New windows for the Security House are included in the 2017 budget; Wolsleben will get estimates.

4. Maintenance:

The tractor battery was replaced.

The hour meter on the tractor will be checked.

The annual tractor inspection and service will be put on hold at this time pending purchase of a Tool Cat and sale of the tractor, which may happen after the first of the year.

5. Roads: This was discussed at the beginning of the meeting.

6. SID #8:

SID 8 is renewing the contract with PeopleService.

JEO continues trying to obtain US Army Corps of Engineers permits for bank stabilization.

Possible solutions for road drainage improvements in three areas are being sought.

7. Lake Health Committee:

The Bio-bullet for killing Asian Carp is probably not a good solution for Woodcliff Lakes and the committee will try to engage the commercial fishing company.

The spillway has been opened to lower the lake for the winter.

Aerators have been shut off and some will need repairs.

Estimates for spot dredging are being obtained although finding someone to do small areas is proving difficult.

Eliminating the possibility of a zebra mussel infestation is a major goal. The office will put together a Request For Proposal for internet cameras with Wi Fi hot spots – one at each boat ramp. Permission of residents next door to the ramps will be obtained for possible installation on or near their property. A system for the ramp locks to inspect incoming watercraft and equipment will be outlined. The fine for not following contamination procedures has been increased to \$1,000.00 in the Woodcliff rules.

8. Tract 8 Community Center:

A letter from the Cedar Bluffs Fire Board responding to an offer for partial purchase of the Community Center announced they could not agree to the offer. The board will proceed alone with plans to purchase the Community Center property. A vote of residents could be presented at the March Quarterly meeting and scheduled for the June 2017 Annual Meeting.

9. 2017 Rules:

2017 Rules will be published in February and presented at the March Quarterly meeting.

11. Yacht Basin: No update at this time.

12. 2017 Budget & Dues:

The proposed budget was reviewed. Lake Health and Roads in particular were discussed. The Lake Health Fee Fund bank balance will be divided to put \$40,000 from last year into a separate account designated as a Long-Term Lake Health Fund. Each year the committee will put \$40,000 from the Lake Health Fees into the fund. The Road Committee will be needing funds for building a top layer and additional funds were added to the aggregate and maintenance budgets for 2017. Tim Krause made a motion to increase annual dues by 10%, from \$851 for a developed lot to \$936. The motion was seconded by Dave Langenfeld and the vote was unanimous. The 2017 budget shows an estimated carryover of \$73,500.52 from 2016, income of \$488,473.00 and expenditures of \$557,439.00, leaving a budgeted balance of \$4,534.52. This will be presented to residents at the December 11th meeting and dues will be invoiced to all lots the week after the meeting.

No other business being presented, the meeting was adjourned at 8:45pm.