

Woodcliff Lakes Inc.
Minutes of Quarterly Meeting
September 15, 2019

Vice President Dave Langenfeld called the meeting to order at 1:33pm with Board Members Les Hileman, John Menning, Ward Reesman, and Pat Schlosser present. Also attending were Office Administrator Chris Johannesen and 31 residents.

After introductions, minutes of the June 9, 2019 Annual meeting were reviewed and approved unanimously. Reesman presented the Source & Use of Funds report through August 31, 2019. Lake Health Boat Fees income is under budget due to fewer boat registrations. Road expenses are under budget by a considerable amount due to Lane Goebel's donation of time and equipment on a daily basis. Income Tax expense was budgeted at \$4,500 but most likely will not be needed.

Menning reported on this year's Lake Health progress. A different treatment for algae was used this year and results appear to be good; testing of the water and lake bottom content will be done this fall. Walleyes will be stocked this fall. Two boats with bow fishermen were out twice recently to reduce carp and gar numbers; they were escorted by board members and watercraft were inspected before they entered the lake. The boat ramp gates were unlocked after Labor Day; anyone returning watercraft to the lakes is asked to comply with all restrictions to reduce chances of zebra mussel infestation.

Schlosser thanks everyone for their efforts in improving the community center:

The Vets Club for the new chains and tables on the patio

The Catholic Church for the cash donations collected at a recent mass

The Lions Club & RePlant Woodcliff for covering projects needed on an ongoing basis:
landscaping, electricity, the planned storage addition, etc.

Lane Goebel for keeping the parking lot smooth and draining properly

Ray Dengel and Dave Langenfeld for maintenance and repairs

and to anyone not specifically mentioned since so many volunteers help – thank you!

The final payment to the Poehlings for the purchase of the building is due October 15 and the office is collecting the last assessment payment from ten lots yet. Bids for an addition for storage of tables and chairs are being obtained. A recent State Fire Marshal inspection showed nine minor infractions such as batteries, locks, etc. which are being remedied. The Third Thursday Charity Poker Tournaments continue and have raised nearly \$4,000. The August 31st financials show a loss which is mostly offset by monies received this week for rentals and the Community Center is on track to break even by year end. A special New Year's Eve event is planned which is being offered to Woodcliff residents first. Dueling Pianos will begin about 9pm. Tickets are \$50 apiece and are being offered to Woodcliff residents only until October 31st. Tickets include heavy hor d'oeuvres from Absolutely Fresh Seafood and a champagne toast. Contact Mary Schlosser at 402-203-0234 to purchase tickets.

The 2020 Rules Committee will begin next month. Board member Scott Schaefer will chair the committee. Residents wishing to volunteer for the committee should contact the office by October 1st.

Langenfeld extended a **huge thank you** to resident **Lane Goebel** for constant maintenance on the roads. Goebel does this on his own time, with his own money and equipment without charge to the HOA. Dust control costs were only \$16,000 this year compared to \$74,000 in 2018 due to Goebel's efficient efforts. After some recent Facebook posts, the Board hopes to be able to continue working with Mr. Goebel on Woodcliff roads next year.

Langenfeld asked that any questions, concerns, or comments about HOA work be sent to the Board or the Office or brought to a meeting so they can be heard by the Board and addressed as needed. The Woodcliff Facebook page was set up by a resident as a Buy/Sell/Trade page and it is not reviewed by the Woodcliff Board, Security, or the Office, nor is it appropriate for HOA business or name calling.

Langenfeld then shared information on road conditions and recent road work. Fine, pure river sand has been lightly applied to the roads. Clay would be better than sand but is not available locally and the cost is ridiculously high at this time. The sand binds with the aggregate to make the road smoother and lessen the washboard effect. Since there are no fines associated with the sand, there is less dust. There are some areas which may need a reduction in the amount of sand and some may need more; it is a work in progress at this time. If it does not work, it will be removed but the majority of comments have been positive. Goebel has used a transom on his equipment to keep a good crown on the road for drainage. The Road Committee was disbanded last December, however Goebel and Langenfeld continue to research better, cost-effective options.

Barry Taylor, SID Board Member, spoke about the project to repair the jetties and weirs this winter which is working through the FEMA/NEMA process at this time. The SID is repairing a section of water main and a sediment collection drain on North Lake Shore Drive this next week.

Menning and Langenfeld spoke about possible plans for emergency prevention, none of which have been formalized yet. Formation of a Community Emergency Response Team, a Fire Station on this side of the railroad tracks, another egress possibility, and an Emergency Preparedness handbook were items discussed.

Tim Krause, Lions Club President, announced the purchase of a \$1,800 FLIR camera for Security which has thermal imaging and would be helpful at night for rescues or locating people. A Cub's Club has begun with 33 youth who've adopted the volleyball playground area as a project.

No other business being presented; the meeting was adjourned at 2:15pm.