

**Woodcliff Lakes Inc.**  
**Minutes of Annual Meeting**  
**and Special Assessment Meeting**  
**June 11, 2017**

President Sean Kenney called the meeting to order at 1:31pm with introductions of the board. All board members were present along with Security Officer George Wolsleben, Office Administrator Chris Johannesen, John Peterson of JEO Consulting, Joni Cantrall of Shaw, Hull, and Navarrette CPA Firm, and 63 residents.

Kenney gave an overview of the proposed Community Center purchase and Special Assessment and fielded questions about the purchase. Current By-Laws require a majority of votes cast for a special assessment; a majority of all lot owners would be required if the board was transferring or selling common ground.

Minutes of the March 12, 2017 quarterly meeting were reviewed and approved. Board member Pat Schlosser presented the Source & Use of Funds report through May 31, 2017.

SID #8 Chairman Lonnie Mahrt offered an overview of the River Bank Stabilization Project and the Storm Water Management Plan. John Peterson, JEO gave a power point presentation on the River Bank Stabilization Project which will take place in late fall. The Corps of Engineers has approved a 404 Permit for the project and the Lower Platte North NRD has approved contributing \$300,000 to the project to be paid over four years. Bend weirs will be built into the river bank to push the water away from the bank; this will require 250-275 loads of material to be brought in. Next spring trees, plants, etc. will be planted to further enhance the bank.

At 2:00pm Kenney announced the last call for ballots to be turned in to the accountant.

Board Member John Menning updated residents on the Lake Health Committee's steps to enhance water quality. Blue Dye was put in the ski lake last week and will be added to the Fishing Lake in the next two weeks. New style aerators, which are quieter, are being added in several spots. Koir logs made of coconut fiber have been installed in a few spots on Lake Ski Di island as a buffer to prevent erosion. Zebra Mussel prevention is of high priority and changes will be made for boats leaving and re-entering Woodcliff water: The boat ramp codes have been changed and anyone wanting to pull watercraft on or off Woodcliff Lakes will need to call a board member for the code and provide proof of decontamination or compliance with the quarantine period. Everyone must be vigilant to keep Woodcliff water free of zebra mussels.

Board Member Dave Langenfeld presented information on the road proof of concept using quartzite which was recommended by expert Ken Skorseth. This fall a survey will be sent to residents to determine opinion of this aggregate. The Board will then decide on a course of action for next year.

Wolsleben reported many water and bull snakes, which are both non-venomous, have been seen. The entrance gate is working properly for those with PINs or remotes; if you don't have one contact the office. Several citations were "earned" over Memorial Day week; residents should be sure to be in compliance with watercraft registration and all Woodcliff rules.

NEW BUSINESS:

It was announced that the Woodcliff page on Buy,Sell,Trade is not for complaints and issues, but a communication tool for residents.

Upon receipt of the results from Accountant Cantrall, an announcement of these results was made:

Elected to the Board were Ward Reesman and Scott Schaefer.

The vote on the Special Assessment to Purchase the Community Center **PASSED**  
with a majority of votes cast: 128 YES, 117 NO.

NO OTHER BUSINESS BEING PRESENTED, the meeting was adjourned at 2:42pm.

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## **Minutes of the Executive Session of Woodcliff Board of Directors June 11, 2017**

President Kenney called the meeting to order at 2:47pm. The following board members were offered as officers:

President      Sean Kenney  
Vice President Dave Langenfeld  
Secretary      Scott Schaefer  
Treasurer      Pat Schlosser

The above slate of officers was approved unanimously and the executive session was adjourned at 2:58pm.