

Woodcliff Lakes Inc.
Minutes of Board Meeting
June 4, 2018

President Sean Kenney called the meeting to order at 6:30pm. Board members present were Dan Fagervik, Dave Langenfeld, Ward Reesman, Scott Schaefer, and Pat Schlosser. Also, in attendance were Security Officer George Wolsleben, and residents Tony Bromm, Ed Sekera, Brent Stuva and Cheryl Reesman.

Wolsleben presented the May Security report which showed 619 cases, 206 of those over Memorial Day. Twenty-one citations were written over the Memorial Day weekend; thirteen of those were for invalid boat registrations. Protests from S1176 and S1162 for the boat registration citations were received; the Board unanimously denied both. There is a discrepancy on the fine in the rules; one place says \$100 but two others correctly mention a \$250 fine for invalid boat registrations. This will be corrected in the next rules publication.

Replacement of the windows in the security house have been done; payment is being held until repair of an antique dresser and touch-ups are complete. New blinds were needed on the windows; the board unanimously approved a reimbursement payment of \$354.89. Wolsleben presented an estimate of \$6,500 for painting the outside of the security house, the outside of the office, and the inside of the office; additional estimates will be obtained for the next meeting.

Minutes of the May 7 meeting were approved unanimously. Schlosser presented the financial reports through May 31, 2018; these were approved for filing.

Action Items:

1. Residents

Saunders County has not yet surveyed the end of Cedar Lane.

A letter will be sent to S30 to remove the stump behind the marina on common ground.

Fencing around pools was discussed. A county permit was issued for the pool and did not require a fence. S1101A would like to modify the common ground next door to avoid erosion. The consensus was that this would not be a problem.

T1003 requests the Board again clean the concrete ribbon since she is unable to do so herself. A letter will be sent that it will be swept to the best of our ability and that common ground extends five feet on the other side of the gutter. That area can be used for grass and a drive as long as she maintains that.

S121 supplied a survey of common ground property next to his lot that he wishes to purchase. Currently this is used as a garden. A motion was made and approved unanimously to start the process, which includes establishing a selling price, voting by all lot owners, and legal filings.

2. Office

One lot has paid the 2018 dues; a form releasing the lien was signed.

S1086 still owes the 2018 dues; a lien remains on this property and lake privileges are suspended.

Board officer elections and committee appointments for the new board were discussed with no action taken.

The Office is closed for vacation June 4th-8th.

3. Security

The Warnings & Citations Report was reviewed.

Discussion of abusive dumping at the recycle bins followed. Items left include furniture, lithium batteries, and boxes outside the bin. The current rule of dumping on common ground will cover this and can be expanded next year. A camera and new signs will be added to the area. An email will be sent to residents that this is a citable offense.

4. Maintenance

Goree Backhoe will be contacted about the possibility of scooping out sludge near S50, which is 4-5' deep in this area.

5. Roads

All Roads will be graded and dust control on exterior roads will be applied during the 3rd week of June.

6. SID #8

SID #8 Board met May 17th.

The Bank Stabilization project is done except for the protective bollards and cable.

7. Lake Health

Fish habitat has been installed.

The commercial fish net permit has been received.

A smart key box for the boat ramp gate has been received.

An eblast to residents about board availability for opening the gate will be sent and a sign ordered outlining the procedure to call for an appointment during set hours unless an emergency arises. The code will be changed weekly and should not be given out to other residents.

The Marina has arranged for repairs to its seawall.

The Board approved including information that the Marina now carries octane in the next email.

8. Community Center

The May 17th Charity Poker Night made \$300 for the Lions Club. The next will be June 21st.

There are 30 rentals so far for 2018.

The rental rate on weekends will be raised to \$750 on July 1st.

Conflicts with Sunday church services have arisen twice. Donations from congregants to offset rentals would be well received. Future rentals could be arranged for after services. A decision will be made in July. S1086 still owes the full assessment.

S1207 has paid nearly the full assessment and the lien release form was signed.

Schlusser's were thanked for the great job they've done managing the Community Center.

Lane Goebel was thanked for the time and money he donated in redoing the parking lot and trenching for electrical pipe.

Don & Dee Fiedler were thanked for their work assembling all the new patio tables.

Two of the old tables will be moved to the island; all the rest were sold.

The Public Address system amp is blown. A new amp and four speakers will be installed with the labor being donated by Scott Givens of Audio Video.

9. Yacht Basin

One spot is open yet but one resident has indicated interest in taking it.

10. Elections

The Ballot was included in the summer newsletter.

Joni Cantrall, a CPA from Shaw, Hull & Navarrette will be at the annual meeting to count final ballots.

Results will then be announced.

Other Business:

The Lions Club Blood Drive is Friday.

Community-wide Garage Sales are Friday & Saturday.

No other business being presented; the meeting was adjourned at 7:53pm.