

Woodcliff Lakes Inc.
Minutes of Board Meeting
August 1, 2016

President Sean Kenney called the meeting to order at 6:30pm with Board members Tony Bromm, Dave Langenfeld, John Menning, Tim Krause, and Pat Schlosser present. Board member Dan Fagervik arrived at 6:35pm. Also in attendance were Chief Security Officer George Wolsleben, Office Administrator Chris Johannesen, and residents Pat Tews and Kori Krause.

Wolsleben presented the July Security Report which showed 574 cases, 9 citations, and 6 warnings. Minutes of the July 11, 2016 meeting were approved unanimously. Schlosser presented the Financial Report through July 29, 2016 which included receipt of a \$1,409.74 check from Time Warner Cable for franchise fees for the first half of 2016.

Action Items:

1. Residents:

T1031 requested a congratulatory message for their daughter's wedding at the Community Center on August 6th. Previous boards had set a policy limiting marquee messages to those from Woodcliff organizations or charity functions benefitting Woodcliff residents. A new policy was reviewed and approved as follows:

Use of the electronic marquee at the Woodcliff entrance, which was purchased by RePlant Woodcliff and placed on Lions Club easement property, shall be restricted to advertising for HOA, SID #8, Lions Club, and RePlant business, church services held at Woodcliff and occasional charity events benefitting Woodcliff residents.

Woodcliff residents wishing to post a special congratulatory-type message for weddings, birthdays, anniversaries or similar celebrations may request this from the office and pay a \$50 fee in advance.

Congratulatory-type messages must follow these guidelines:

Requests and payments must be received at least a week in advance of the posting date.

Requests must be worded appropriately and may be changed at the discretion of the office and/or board or to accommodate the size of the marquee.

Posting of the message will be for a maximum of two days.

Requests will be handled on a first-come, first-served basis and limited to a maximum of five (5) messages for any two-day period.

Requests will be published at the discretion and availability of Woodcliff office staff.

S1090 Maher had requested the board check the Horseshoe Bend seawall. Kenney will check on this and contact him.

2. Office:

The website at www.woodcliffakes.com has been rebuilt to accommodate the new GoDaddy format.

The office submitted a confidential memo to all board members with back-up plans for email blasts and marquee changes in the absence of office staff.

The Fall Newsletter will be prepared at the end of the month. Any topics or articles should be submitted to the office by August 29th.

3. Security:

A copy of the Warnings & Citations Report for 2016 was reviewed.

Residents were sent an email July 15th reminding that all watercraft should be registered and sport the 2016 Pink Woodcliff sticker. A list of 48 without stickers which were submitted to the office in July were checked and only 8 of those have not been registered; those eight were sent specific emails reminding that registrations are required before use on the water or they risk a citation and subsequent fine.

4. Maintenance:

The Mud Volleyball court from July 4th needs to be cleaned up yet. S1115 Lane Goebel, who has volunteered his equipment, was asked to do this.

The drain on the left side of the fishing lake boat ramp needs to be cleaned out. Schlosser will be asked to take care of this in their weekly maintenance.

5. Roads:

The Roads Committee met July 13th. This year's plan will be completed as contracted; grading and dust control will be done before Labor Day. The Committee would like to hire a gravel road expert consultant. Two will be contacted for estimates of their professional services. Following that, the board would like the committee to put together a survey for residents listing options and estimates of what the residents would like to see spent. Budgeting begins in October and plans for next year may need to be determined before expert opinions are available. Bromm suggested coarse gravel and less dust control could be used next year at a minimal increase in dues until formal plans are set.

A large chunk of cement was dumped on the road edge across from Maple Lane where ATVs jump out onto the road. It will remain at this time to keep the ATVs from undermining the road in that area. Security reports he cannot legally cite trespassers on the SID 8 river bank easement unless the property owner requests it. A yellow rope fence, especially in high ATV usage areas, might help and Langenfeld will discuss this with Patrick Poehling, the property owner.

6. SID #8:

The next meeting will be Monday, August 15th at 5:30pm in the HOA office.

7. Lake Health Committee:

Krause reported that an estimate for installation of a retention pond for drains near S1189 are being obtained to reduce sediment draining into the lake.

Estimates are also being obtained to spot-dredge two areas on the main lake to a depth of 8 feet.

Hired help is needed to set up the two aerator test areas.

8. Yacht Basin:

There was nothing new to report.

9. Tract 8 Community Center:

Committee Chairman Pat Schlosser and resident Don Fiedler met with Patrick Poehling to discuss a possible purchase of Tract 8. The Cedar Bluffs Fire Department Chief is interested in a portion of the property for a building to house two first-response pieces of equipment. Langenfeld made a motion, seconded by Menning, to negotiate an offer for Tract 8, cost of which would be shared by the Cedar Bluffs Fire Department. Once a price is established, details can be worked out, and a vote of the Woodcliff residents would take place for a special assessment to pay for the property.

New Business:

Lot S71 has begun installation of a fence; no plans have been submitted to the Board. The Office will contact S71 tomorrow.

No Other Business being presented; the meeting was adjourned at 7:42pm.