

Woodcliff Lakes Inc.
Minutes of Quarterly Meeting
December 11, 2011

President Mary McCarthy called the meeting to order at 1:31pm with all board members present. Twenty-seven residents attended.

Minutes of the September 18, 2011 Quarterly Meeting were approved as written. Carla Mahrt presented the Financial Report through November 30, 2011 with a comparison to the 2011 Budget. The Financial Report was approved as presented.

OLD BUSINESS: ATV/UTV use on common ground has been a concern to many residents this year. The Woodcliff Board will include an hour for discussion at the March quarterly meeting so that residents may give input for a community-based solution. The Long Term Planning Committee is pursuing information on near-by available land and interest in a club at Woodcliff which would lease land for ATV use.

A committee has reviewed and revised the rules for 2012. Changes affect the bringing in of sand, UTV drivers must be at least 12 years old, life jacket use is recommended for children on any watercraft, towables may be used after 4pm on non-holiday weekends, boater safety certification is required for everyone 27 and under, and fines have been reduced to be more in line with those cited by the State Game & Parks. A copy of the 2012 Rules will be sent in March to all residents.

NEW BUSINESS: Carla Mahrt presented the 2012 Budget with a 6% increase in dues to cover Water System expenses and re-establish the Water System reserve account. A new pump was put in the east well, the west well needs a new electrical panel, the water tower needs inspecting, cleaning, and painting in 2012, and the pump in the west well will also be inspected. The Woodcliff Lions Club is considering a one-time donation for a project such as more security cameras or aerators. An automated controller for the spillway and two new aerators are included in the 2012 budget. The Budget was approved unanimously. Due to the major expenses associated with any water system, the Woodcliff Board will be starting discussions with SID #8 about possibly transferring the water system to the SID; this would require a vote of the residents.

Slippery roads will be treated with sand using the spreader that is also used for the lake treatment. Residents will be reminded in the spring newsletter to check their flood insurance.

Sean Kenney thanked the Board for their hard work. Kenney asked about removing the posts that were installed with the planting of the new trees on airport road per an Engineering study he made arrangements for. McCarthy asked for a copy of the study which the Board was unaware was being done and stated that the Board has been working on this project for 16 months with considerable information presented to the residents and minimal opposition. One resident commented that Airport Road is wider than and has fewer obstacles on the road edge than any other road at Woodcliff. The Board has narrowed the road to its legal width and begun a new tree line within the legal easement. The Board will review the study at its next meeting.

The meeting was adjourned at 2:24pm