

Woodcliff Lakes inc.
Minutes of Quarterly Board Meeting
December 13, 2009

President Gary Bliemeister called the meeting to order at 1:37pm. Board members present were Kathy Griess, Jim Mitchell, Sally Vilmont, and Scott Werth. Also attending was Office Administrator Chris Johannesen and sixteen residents.

Minutes of the September 20, 2009 Quarterly meeting were reviewed. Kathy Griess motioned to approve the minutes as written; Sally Vilmont seconded the motion and the minutes were approved unanimously.

Chris Johannesen presented the 2009 Source & Use of Funds reported dated November 30, 2009. Final payment from FEMA for the 2008 storm is scheduled to arrive by December 31st. The 2010 Budget was presented with dues set at \$793.93 for a developed lot. This is an 8% increase in dues from 2009 which will be used to pay the estimated costs associated with the equipment and treatment to lower the copper level in the water system.

The copper level in the Woodcliff drinking water averaged 1.4mg ppb in 2009 which is over the 1.3 mg level allowed by the Department of Health & Human Services (DHHS). JEO has been hired to do a study and present a solution to the DHHS. The study by JEO shows that copper levels at the well site are below normal and therefore, the copper is probably a result of leaching from older copper pipes in residents' homes. Woodcliff is responsible for the end result at each individual tap and JEO will recommend that the water be treated to "coat" the interior of pipes to eliminate all leaching. The estimated cost for next year, if DHHS approves this treatment, will be approximately \$26,000.

An 8% dues increase will raise almost exactly that amount and with the expected cash carryover of \$4,347 from 2009 will leave a 2010 year-end balance of \$3,417.48. Discussion of several line items followed including tree removal, road gravel, dust control, dredging t-cove, and workmen's compensation.

OLD BUSINESS:

Approximately eight votes were turned in at the meeting for the proposed bylaws and the office had received 165. Since over 300 were needed to pass the bylaws (2/3 of the residents), counting the ballots was disposed of. Residents suggested allowing voting on each bylaw issue individually and trying to get votes on Holiday weekends. The Board will return to the Bylaws committee and review other options for the bylaws which were last updated in 2000.

Other options for clarifying the lake water are being pursued including aerators and biological treatments, but they are both expensive. The copper sulfate treatment was successful on the fishing lake but didn't appear to help the ski lake. Keeping leaves and yard waste out of the lake helps lower the phosphorous level and resulting algae. Reports of various trees, including Christmas trees, being put in the fishing lake by residents for fish structure were received. Lot numbers of offenders will be given to the office and letters will be sent asking that this practice be stopped.

NEW BUSINESS:

The Board will be advertising for a new maintenance person after the first of the year due to the resignation of Dean Mahrt whose last day was December 11th. The Saunders Co. Flood Plain map goes into effect January 1, 2010; copies of the map are available in the office. No other business being presented, the meeting was adjourned at 2:16pm.