

Woodcliff Lakes Inc.
Quarterly Meeting Minutes
December 14, 2008

President Sean Kenney called the meeting to order at 1:30 pm. Present were board members Gary Bliemeister, Tip Emmons, Kathy Griess, Jim Mitchell, Wendell Nelson, and Sally Vilmont. Also attending were Office Administrator Chris Johannesen and twelve residents.

Minutes of the September 14, 2008 Quarterly Meeting were approved unanimously as written. Board Treasurer Sally Vilmont presented the 2008 Year-to-Date Financial Information. Sixty thousand dollars was borrowed from the Bank Line of Credit until the \$60,656 payment from FEMA is received. Total storm expenses incurred for the year are expected to be \$112,666, minus the \$60,656 FEMA portion leaves a net cost to Woodcliff Lakes of \$52,010. This amount has been paid through saving money from one less application of Road Dust Control, using the balance of the 2008 Special Assessment, and transferring \$6,000 from the General Reserve Fund. A Special Assessment will not be needed to cover the costs of storm cleanup.

The 2009 Proposed Budget was presented next and will include a 7% increase in dues; a developed lot will pay \$735.14 in dues for 2009. The 7% increase in dues will cover an increased cost-of-living expense in all categories. Road expenses included are \$23,000 for graveling all roads and \$30,000 for Dust Control. The light application of dust control applied near Labor Day was very effective and this method will be used for 2009 applications; one on all roads in the spring, one on exterior roads before the Fourth of July and one on exterior roads before Labor Day. Cedar Lane will be included in the exterior road applications. The light applications will save considerable money and provide acceptable coverage. New items included in the budget are \$8,000 for a Zero Turn Radius Mower for maintenance, \$5,000 for some type of Water Clarity application, \$1,700 for a partial fence behind the office, and \$7,500 for storm repairs to the office and well houses which is covered by insurance. A unanimous vote approved the 2009 Budget as presented. A copy of the detailed 2009 Budget which was reviewed at the meeting is attached to these minutes.

Discussion was held about the water clarity of the lakes. The Board has included \$5,000 in the budget to address this issue and is currently getting information from experts about identifying possible causes of the murkiness, including algae and water depth.

Old Business:

Storm clean up is nearly finished. A few trees in or near the water edge on the island need to be picked up and a few "hangers" will be cut down yet. RePlant Woodcliff is planning a fundraiser Rodeo this winter. The IRS has granted 501c3 status to RePlant which makes all donations tax deductible.

New Business:

Results of the November Board Survey were available and discussed. The results were also published in the December newsletter. Over half the residents responded and 70% of those disagreed or strongly disagreed with paving all roads. Paving the entrance was not a welcome idea either as 57% disagreed or strongly disagreed with this idea. 51% agreed or strongly agreed that there should be no paving. Therefore the Board will not consider road paving in the near future. Half of the survey respondents felt that the Island Cove did not need any improvements. Three-fourths of the respondents felt that water clarity of the lakes was an important issue and the Board has allowed for this in the 2009 Budget. Rules appear to be adequate according to the results and Security was well received by respondents and the Board increased the percentage of the cost-of-living raise given to Security for 2009.

A new flood plain map for Saunders County has been prepared and a copy was presented at the meeting. Information received so far is that anyone with flood insurance prior to the final approval of the new flood plain map will be grandfathered in at the old elevations, which should keep premiums lower than if the new map is used to determine the insurance rate. Any new construction at Woodcliff would require living levels to be above the new elevations.

Questions and concerns about a flood levee at Woodcliff were discussed. SID #8 is looking at options and has had JEO prepare a feasibility study of several options. Costs of any plan would need to be weighed with the benefits of protection.

No other business being presented, the meeting was adjourned at 2:24pm.