

Woodcliff Lakes Inc.
Quarterly Meeting Minutes
December 9, 2007

President Mary McCarthy called the meeting to order at 1:36 pm at the John C. Poehling Community Center. Board Members Gary Bliemeister, Tip Emmons, Kathy Griess, Sean Kenney and Dave Langenfeld were introduced. Office Administrator Chris Johannesen and forty-nine (49) residents also attended. Minutes of the September 16, 2007 Quarterly Meeting were approved unanimously as written.

Tyler Hevlin from JEO was introduced and presented introductory information on nine road options which were prepared by him at no cost to Woodcliff Lakes. These options were reviewed by the Road Committee and the committee has recommended option #2. Option #2 includes paving from the Woodcliff entrance to the business area which is the most heavily traveled. The Woodcliff Board has made no decision at this time about this option. Information on this option will be presented to the residents and discussed at the March 9, 2008 Quarterly Meeting. A vote of the residents would be required on this option. A copy of the packet prepared by JEO on the nine road options is available at the Woodcliff office.

After discussion of the road options, Mr. Hevlin presented information about a new Flood Plain Map prepared by FEMA for Dodge County and which includes approximately half of Woodcliff. This map raises the estimated elevation required to escape a 100-year flood and these elevations will be used to determine flood insurance. The new map goes into effect January 2, 2008. This map also does not recognize any flood-control levee on the Woodcliff side of the Platte River. SID #8 is proposing changing their Articles to expand their powers to include construction and maintenance of a flood-control levee system at Woodcliff and will vote on this proposal at a meeting scheduled for January 15, 2008. Resident Steve Walling, S1126, made a motion that the Woodcliff Board do nothing and allow the SID trustees to vote on changing their Articles to expand their power to include a flood-control levee system at Woodcliff. Ed Splittgerber, S1163, seconded the motion. After discussion, a vote was taken. Twenty-five residents (25) voted in favor of the motion and seventeen (17) voted against the motion.

Board member Gary Bliemeister, presented the 2007 Year-to-Date Source & Use of Funds and explanations of the items which were over budget. The two major items were the Emergency Repair of the Spillway Tube which cost \$37,819 which was not budgeted and the Road Maintenance and Dust Control which was \$47,000 over budget due to the ineffective Road Oyl applications. Other items over budget were Water Service Expense by \$5,500 for replacement of check valves in both wells and Security Miscellaneous and Part-Time Help by \$4,800 for boat inspection supplies and additional part-time help following the Security Officer's surgery in June. The General Reserve Fund was depleted and approximately \$65,000 borrowed on a Line of Credit to pay for these overages. The 2007 Year-to-Date Source & Use of Funds report was approved as presented.

A Special Assessment for 2008 in the amount of \$200 per platted lot and tract was proposed by the Woodcliff Board to reestablish the General Reserve Fund and repay the Line of Credit. Information and a Ballot for this \$200 Assessment was published in the Winter Newsletter and on the Woodcliff website. At 3:10 pm, Mary McCarthy asked that all ballots be turned in and that three volunteers and the Office Administrator open and count all ballots at this time.

During the count, Gary Bliemeister presented the 2008 Budget which includes an 8% increase in dues, making the dues for a developed lot \$687.06 in 2008. Other than normal operating expenses, these items are included in the 2008 Budget: a 10% increase in insurance of nearly \$3,000, an additional \$32,500 in the Roads budget for additional pea gravel, grading and magnesium chloride as recommended by the road committee and JEO, \$6,500 for replacement of the boat ramp by the Marina, \$12,000 to reestablish the General Reserve Fund, and \$65,000 to repay the 2007 Line of Credit. After discussion, a motion was made, seconded, and approved by vote to accept the 2008 Budget as printed.

New Business:

Mary McCarthy presented information on a possible change in addresses to street numbers at Saunders County subdivisions. This is being proposed by the Nebraska Emergency Management Agency (NEMA). NEMA has authorized a study to determine costs associated with changing addresses at Woodcliff and Willow Point and if approved by Saunders County Supervisors, could take effect in the next year or two.

A request for volunteers for a Bylaws Committee was answered by Lonnie Mahrt, Matt Schwarz, and Audrey Paulman. This Committee will begin reviewing and revising the Woodcliff Lakes Inc. bylaws in January.

The meeting was adjourned at 3:36 pm awaiting the outcome of the vote on the Special Assessment. The results of the vote were announced at 3:55 pm. Eighty-two (82) lots voted in favor of the Special Assessment and thirty-one (31) lots voted against it. Therefore, the \$200 Special Assessment for 2008 was passed and will be included on the billing for 2008 dues.