

Woodcliff Lakes Inc.
Annual Board Meeting Minutes
June 7, 2009

Treasurer Sally Vilmont opened the meeting at 1:35pm. Present were Board Members Tip Emmons, Jim Mitchell, and Wendell Nelson. Also attending were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and 38 residents.

Answering the call for volunteers to begin opening and counting ballots were Carla Mahrt and Audrey Paulman. Candidates for election were introduced and ballots were collected until 2:00pm

Sharon Hammarlund, CPA from Schleissman Onken & Associates presented information and financial reports from the audit of 2008. A profit of \$60,657 was realized in 2008 due to anticipated receipts from FEMA for storm repairs. Copies of the 2008 audit and 2009 Year-to-Date Source & Use of Funds were available for residents.

George Wolsleben presented the Security Report which included 34 people taking Boater Safety Classes and 16 youth taking the ATV Safety Class. A DVR security camera system has been installed on the lakes. The majority of security cases at this time are boat registrations.

Board President Sean Kenney arrived at 1:46pm and assumed the job of leading the meeting. The minutes of the March 8, 2009 Quarterly meeting were approved unanimously.

President Kenney reminded residents of the need for Board approval of plans for construction of additions, fences, seawalls, etc. Plans should be submitted in advance for approval at a scheduled Board meeting on the first Monday of each month.

The Bylaws Committee has presented suggestions for changes. The Board and legal counsel have revised the suggestions. Copies of the proposed changes were available. The proposed changes will be voted on in the near future and will require approval of 2/3 of the lots owners.

FEMA has revised the Saunders County Flood Plain Map and residents may file individual protests by July 15, 2009. Copies of the Map were available at the meeting or can be requested from the Woodcliff office.

Water Specialist and former Woodcliff resident Quentin Bliss presented information on Zebra Mussels. Zebra Mussels are an invasive species which kill all other aquatic life and leave dangerous shells on beaches. Zebra Mussels move from lake to lake by attaching to boats and trailers. Preventive measures can be taken by washing boats, trailers, live wells, etc with hot water in excess of 140 degrees or by keeping these items in dry dock for 14 days. Mr. Bliss will provide the Board a copy of the Ginger Cove rules for their consideration.

President Kenney reported the lakes had been treated with Copper Sulfate on Tuesday, June 2nd to help clarify the water by reducing algae. Water samples from April & May have been analyzed by the UNL lab and show higher than normal quantities of phosphorus which increase algae growth.

In other business, resident Jerry Rinne suggested the Board check if current liability insurance covers an outdoor ice rink and basketball court.

At 2:20pm results of the Board elections were announced. Matt Schwarz, S1079, and Penny Thelen, S1225, are the two new board members. Retiring members Sean Kenney and Tip Emmons were thanked for their years of service.

The meeting was adjourned at 2:22 pm.

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The Executive Board Meeting began at 2:27pm. Sean Kenney began the meeting with nominations for Board officers. Gary Bliemeister was nominated and elected as president. Sally Vilmont was nominated and elected as vice president. Kathy Griess was nominated and elected as secretary. Jim Mitchell was nominated and elected as treasurer.

Zebra mussels will be an issue and the Woodcliff Marina will be asked to help with prevention.

S1102 Robert Hampton has installed a berm, drainage, and landscaping which appears to be too close to the road and over the lot line onto common ground. Jim Mitchell will photograph the area for discussion at the next meeting. Mr. Hampton had attended a board meeting in the fall of 2008 but plans were not submitted for this work.

Another issue for the next meeting will be the gate on Twin Lakes Road and traffic being diverted around the gate. Property lines will probably need to be surveyed in this area. The narrowness of the road hinders guest parking, but the gate hinders grading, deliveries, and emergency vehicles.

Dust control treatment is budgeted and will be scheduled before July 4th. The driver for Husker Chem Sales had commented after the May application that the road grading was one of the best he'd seen.

The water level of Lake Ski Di is again high due to natural spring activity and rainfalls. Maintenance will be instructed to release more water into the river through the spillway tubes. The Board will establish a mark at the spillway to assist in maintaining the lake level.

Sally Vilmont suggested the board consider honoring John Poehling, maybe over Labor Day, for creating Woodcliff and everything he has done to create a special atmosphere here. This will be put on the agenda for next month.

The meeting was adjourned at 3:03pm