

Woodcliff Lakes Inc.
Annual Meeting Minutes
June 8, 2008

President Mary McCarthy called the annual meeting of Woodcliff Lakes Inc. to order at 1:31pm. Board members present were Gary Bliemeister, Tip Emmons, Kathy Griess, Sean Kenney, Dave Langenfeld, and Wendell Nelson. Also attending were Chris Johannesen, Office Administrator, and 52 residents.

Sharon Hammarlund from the accounting firm, Schleissman, Onken & Associates, presented the 2007 Compilation of Financial Reports, including a cash flow and balance sheet. Copies of the report were available for residents. Ms. Hammarlund answered a few questions and then a motion was made, seconded and passed to approve the 2007 Compilation as presented.

The 2008 Year-to-Date Source & Use of Funds report was presented by Treasurer Gary Bliemeister. All Dues and Special Assessments are current and paid-in-full for all lots. Although, five lots still owe finance charges for a total of nearly \$30 and efforts will continue to collect this amount. Workmen's Compensation Insurance Expense shows a negative balance due to a refund for last year's premium and this year's premium has not yet been paid. Security Miscellaneous Expense is over budget due to replacement of the water heater in the Security House and a donation to the ATV course which were not budgeted. The \$540 expense for a storage unit is a necessity for storing large equipment, such as the chipper and sweeper. The 2007 Line of Credit has been paid in full. A motion was made, seconded and unanimously passed to approve the written financial report.

The minutes of the March 9, 2008 Quarterly Meeting were approved unanimously as printed.

Nominees for the Board were introduced. Volunteers for counting the ballots were chosen: Jo Kilgore from the Nominating Committee along with Kori Krause and Eileen Wilson. Ballots will be accepted until 2:00pm today.

Mary McCarthy presented an update for Security. The number of calls are greatly increased but actual crimes are down at Woodcliff. A request to limit calls to security for rules violations and emergency items only was presented to residents. Kori Krause asked if cameras could be installed at the entrance to Woodcliff. This was looked at several years ago at an estimated cost of \$5,000. It will be reviewed for the 2009 budget.

Norm Nelson updated residents on the SID's Emergency Sirens which were repaired in April. The SID has recently purchased an early warning weather system program for use by Security to allow for a real-time warning in severe weather.

A weekend violation of the current "No Wake" rule was given a warning and the Board will follow up on this issue. The "No Wake" rule is in place due to the extremely high level of the lakes which cannot be drained quickly because of the high level of the Platte River. This situation has resulted from continuing storms over the past few weeks which have dumped large amounts of rainfall in the area and in the western part of the state. Large waves can wash out seawalls, sand and items from the beaches into the lakes. The Board will review setting up a "red flag" system for those already on the lake as an additional notice for those who may not have seen the signs at the entrance, office, marina, and boat ramp or the notice on the website.

Enforcement and compliance with some rules and covenants were discussed, including instances involving large wakes, building setbacks, young ATV drivers, etc.

SID #8 is in the process of developing a flood protection plan for Woodcliff and has authorized a study in conjunction with the Lower Platte North Natural Resources District. The next meeting of the SID is June 26, 2008 at the Woodcliff Lakes office.

At 2:05pm Office Administrator Chris Johannesen and the three volunteers collected and began tallying all ballots for the Board election.

Old Business: The main boat ramp was replaced in April. The Bylaws committee has met

and is in the process of rewriting the Bylaws. Dean Mahrt has been hired as the new Maintenance Person. Mowing and leveling of ATV areas will be reviewed by the Board at their next meeting. Resident Wally Wilson has explored alternative energy sources, specifically a windmill generator for running the wells but a request for additional easement on the hill was denied and no further work will be done in this area. Norm Nelson, chairman of the Road Committee presented graphs of the average daily traffic count for Woodcliff. An average of 1,949 cars per day went either in or out of Woodcliff during the week of May 8-15th, 2008. The Road committee will attend the next board meeting for further direction and a time line. No update is available on the Fire Department but the Woodcliff Board will be corresponding with the Fire Board about what to do next to get a fire station built on the Woodcliff side of the tracks.

New Business: The Water Service was interrupted one day last week due to a blown transformer which left the well without power and apparently the well alarm system also. The Board requests residents submit email addresses for newsletters and dues invoices to help save on publishing and postage costs. Stocking fish was not done in 2007 and the Board will look at stocking some this fall.

A discussion followed about Security hours, mileage, and fuel reimbursement. Two motions were made but not seconded with specific dollar amounts for fuel reimbursement for Security. The Board has already authorized up to an additional \$1,900 for Security by reducing the part-time Security hours and will review this on a monthly basis upon receipt of hours and mileage documentation. A motion was made and seconded that residents at the meeting support and urge the Board to help Security with gasoline costs so he can continue patrolling at past levels. The motion was amended and approved to be: Residents at the meeting support and urge the Board to consider giving Security a performance-based stipend.

Road conditions were discussed. The entire aggregate budget has been spent at this point and any problem areas should be reported to the office to receive attention. The Road Committee suggests using gravel since the base is good and it is less dusty than white rock. A reminder was given that all ATVs must have the lot number affixed in 3" stickers.

Mary McCarthy thanked the board members and Chris in the office for their outstanding work as she served the community as a Board Member during the past six years. The meeting was adjourned at 2:49pm until the Election Results are complete.

At 2:56 pm Chris Johannesen presented the signed results of the counting committee which were announced as:

Jim Mitchell and Sally Vilmont were elected to the Woodcliff Board of Directors, filling the positions left by Mary McCarthy, who retired from the Board, and Dave Langenfeld, who was unsuccessful in his reelection bid.

Minutes of the Executive Board Meeting following the Annual Meeting June 8, 2008

The meeting was called to order at 3:03pm. Gary Bliemeister was nominated for President but declined the nomination. The following were nominated and voted in for these positions:

President	Sean Kenney
Vice President	Gary Bliemeister
Secretary	Kathy Griess
Treasurer	Sally Vilmont

Decisions on road grading and the lake level will be handled by Tip Emmons and Wendell Nelson and will include Dean Mahrt, Maintenance. A brief discussion of current procedures for these matters, board meetings, contracts, and legal advice was held. Roads and Security are considered the current biggest issues. The meeting was adjourned at 3:13pm.