

Woodcliff Lakes Inc.
Annual Meeting Minutes
June 10, 2007

President Mary McCarthy called the meeting to order at 1:33 pm. Board members Tip Emmons, Sean Kenney, Dave Langenfeld, Wendell Nelson, and Scott Weekley were present. Security Officer George Wolsleben, Office Administrator Chris Johannesen, and 47 residents also attended.

George Wolsleben gave the security report and requested residents contact him as soon as possible for Boat Inspections which are required by July 1st. A garage at S1102 burned down last night. The County is investigating and has arrested suspects in a couple theft cases.

Members of the Nominating Committee were introduced. Ballots for Board of Directors will be accepted until 2:00 pm today. Ballots from residents with delinquent Special Assessment fees will not be valid per the bylaws.

A motion to approve the minutes of the March 11, 2007 Quarterly meeting was received. Jack Wolfe S1154 requested a change to clarify that 51% of lots are needed to pass the Transfer of the Water System and Levee System to the SID, instead of 51% of lot residents. The minutes were approved as changed.

Dave Langenfeld presented information on the Financial Report. Security miscellaneous is over budget due to costs associated with the new boat inspections. The Seawall on the Marina included extra dredging and hauling of the dredged sand which increased the cost. The Spillway collapse was an unbudgeted item and could cost an estimated \$40,000 for replacement and repair. This spillway repair has been completed but a bill has not been received yet. The 2007 Year-to-Date Source and Use of Funds was approved unanimously.

Old Business:

The Woodcliff Fire Department has five members from Woodcliff but still needs four more. A fire station will be built by Cedar Bluffs Fire Department at the end of T-cove when it can be properly staffed. Anyone wishing to volunteer should contact Fire Chief Rob Benke.

The Vote for the Transfer of the Levee and Water System to SID #8 is in progress. Ballots were available at the meeting and the deadline for submitting them is August 1, 2007. The pros and cons of the issue were discussed. Updated information about water meters and grants was received from S1158 and S117. The water meter requirement is still in the legislature and has not been approved. Grants for water systems are usually only given to "needy" areas, but grants for levees do not have that stipulation. The Board did not split the issue because the SID has requested that the levees and water system be considered together. The SID has determined they are able to charge a flat fee per lot. The Woodcliff roads are not included in this vote, except for where the road and the levee may be the same. If the SID owned the roads, they would become public roads and would give access to Woodcliff lakes to the general public. An additional mailing with updated information will be considered by the Board.

At 2:00 pm, President McCarthy requested two volunteers to count the Board of Directors ballots along with Chris Johannesen. Candidates for the Board of Directors were introduced and final ballots were collected. Kori Krause and Jenni Schultz from the Nominating Committee volunteered to count ballots.

Discussion of 4-Wheelers on roads occurred while the ballots were counted. State regulations would apply and four-wheelers would not be allowed if the roads were public roads. Residents were asked to submit any additional information to be considered in the vote for the transfer of the Water System and Levees. The next meeting of SID #8 is Monday, June 18th at 7:00 pm in the Woodcliff Lakes office and residents with questions for the SID were urged to attend. A request to publish information on the current status of the vote will be referred to the Woodcliff Lakes Inc. attorney.

An update on the Special Assessment Projects was provided. The Boat Dock, the Marina Seawall, and the North end of the Island Seawall are complete. The Seawall on the Island Cove

should be done this week. The Flap gate for one tube was installed with the spillway repair work and the other will be done when the river is low. The Dredging is being done in the cove of the Fishing Lake. It is taking longer than planned. Twenty-one people still owe the special assessment fee. A concern about sand falling into the lake from the pile on island will be looked at by the Board.

The condition of the roads was the next issue discussed. The test strip at the entrance was done using different material than what the Board thought was ordered. The Road Oyl helped with the condition of the roads but did not adequately address the dust. The Board is meeting with Product Representatives to solve this problem. An executive board meeting after this meeting will address a plan of action. Residents with drainage issues from the road were urged to attend the next SID meeting and report them. Road Oyl does seal the road and shed water off the road, which may add to the drainage problem. Paving the roads was suggested to eliminate vehicle damage and costs of grading and dust control but a survey of residents in 2004 overwhelmingly was against hard-surfacing the roads. The plan to repair the roads and reduce dust will be included in the next mailing to residents.

Retiring Board Directors Scott Weekley and Scott Gardner were recognized for their contributions on the Woodcliff Lakes Board over the past years.

There being no other business presented, the meeting was adjourned pending the results of the election.

Due to the closeness of the election, the election results were verified twice by those counting the ballots and the results were announced at 2:31 pm. The three positions for the Board of Directors will be filled by Gary Bliemeister, Kathy Griess, and Wendell Nelson was re-elected.