

Woodcliff Lakes Inc.
Minutes of Annual Meeting
June 13, 2010

President Gary Bliemeister called the meeting to order at 1:30pm. Attending were Board members Kathy Griess, Mary McCarthy, Matt Schwarz, and Scott Werth. Also present were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and approximately 110 residents. This number increased as residents walked in as the meeting progressed.

President Bliemeister announced what happened with members of the Board over the past week. The Board asked Jim Mitchell for his resignation which he declined; in executive session following the June 7, 2010 board meeting a motion was made and approved 5-1 to remove Jim Mitchell from the Board. The Board voted on two volunteers and appointed Mary McCarthy to complete Jim Mitchell's term which expires in 2011.

Sheila Johnson, S1121, asked questions about what happened at the June 7th meeting including discussion on the "leakage" of ballots. Gary explained he had given the office permission to give out information on which lots had returned ballots to anyone who asked. Chris explained that the ballots come into the office, they are organized by lot number and filed in a drawer which is locked and only the office and Board president have a key to that drawer. The ballots have not been tallied. Discussion followed whether this is ethical or not; currently the bylaws do not address how the ballots are tallied and what information can be given out.

Discussion followed about what constituted inappropriate conduct for dismissal of a Board member. Jim Mitchell had distributed a letter opposing paving and targeting one resident's home via an attached map and the Board felt this was inappropriate and misrepresented the Board. Sean Kenny, past president, commented that Mr. Mitchell had worked without the Board's knowledge on other issues in the past and since the Board had made a decision, the Community needed to move forward.

Sheila Johnson, S1121, made a motion to throw out the ballots and this was seconded. President Bliemeister did not accept the motion saying it was inappropriate and did not follow Woodcliff Bylaws about ballots.

It was announced that the main reason the dissemination of information was allowed is that normally the majority of residents do not vote and the hope was to get more people to vote since the paving issue would be determined by a majority of those votes cast. The Board president made this decision between board meetings and most board members were unaware of the decision. Several residents gave their opinions.

Minutes of the March 7, 2010 Quarterly Meeting were approved as presented. Sharon Hammarlund, CPA from Schleisman, Onken & Associates, presented the 2009 Financial Compilation completed by her which showed a loss of over \$2,000. Sharon thanked Chris Johannesen for her fine work keeping everything in order and the retained earnings in balance. Chris Johannesen presented the 2010 Source &

Use of Funds through May 31, 2010. There were no questions on either report and they were accepted as written.

George Wolsleben presented the Security Report which so far shows an accident-free summer. The concern right now is the river and high water level which is being monitored constantly. Several dams upstream have collapsed due to significant rainfalls and will affect the river level which hinders our ability to spill water into the river and lower the ski lake. Residents thanked George for all his hard work.

Old Business:

A new Violation Consequences & Fine Schedule has been published since the Nebraska Legislature passed LB736 which allows homeowner's associations to fine residents and place liens on property. Most rules violations start with a \$25 fine which doubles with each repeat violation. Proceeds are used for safety programs. Diane Poehling asked residents to refrain from putting tires, batteries, windows, etc. in the Community Center dumpster; it is for use only by those hosting a function at the Community Center.

A second set of drinking water samples have been taken to the state lab to test for copper. The first set all met the recommended state standards and if the second set meet these standards also, the Administrative Order for the Optimal Corrosion Control Treatment will be rescinded and save the Association approximately \$125,000-\$150,000.

Matt Schwarz presented information on the application of lake treatments which should help reduce algae over the long term. A marked reduction in the lake odor shows the treatment is beginning to work and treatments will continue through late fall. Tests will be done then to determine progress and how much treatment should be used next year. The treatment is a bacterial based product from New Tech Bio.

New Business:

Ballots were available to vote on a \$725 Special Assessment for Paving the Entrance, for Sale of a small piece of common ground to S21 to relieve a lot line issue, and to elect three new Board Members. Nominees to the Board in attendance were introduced. All Ballots were gathered and volunteers were requested to tally the ballots. Seven residents responded: S1235 Cindy Mettlen, S8 Sabrina M., T1 Jo Kilgore, S1001 Audrey Paulman, S1130 Amy Lemmers, S1150 Chanelle Werth, and S68 Eileen Mazour volunteered to help Office Administrator Chris Johannesen count the votes.

There was no other new business presented and the meeting was adjourned at 2:16pm until results of the elections can be announced.

At 4:00pm Gary Bliemeister asked for everyone's attention. Chris explained the counting process: Ballots were put in order by lot number to verify one vote per lot and two volunteers counted the Paving ballots, two volunteers counted the S21 ballots, and three volunteers counted the Board election ballots. After completing this count, the ballots were switched and a different set of volunteers counted a different set of ballots to verify the accuracy of the tally. Chris announced the results:

Warren Higgins, Carla Mahrt, and Scott Weekley were the top three vote-getters for the three Board positions. The Sale of Common Ground to S21 passed by a vote of 333 yes to 29 no. Paving the Entrance failed by a vote of 147 yes to 229 no.