

**Woodcliff Lakes Inc.**  
**Quarterly Meeting Minutes**  
**March 9, 2008**

President Mary McCarthy called the meeting to order at 1:35 pm with introductions of the Board Members present: Gary Bliemeister, Tip Emmons, Kathy Griess, Dave Langenfeld and Wendell Nelson. Also present were Security Officer George Wolsleben, Office Administrator Chris Johannesen, and approximately 60 residents.

Lonnie Mahrt, S35, presented information on JEO Option #2 which the Road Committee has recommended to the Woodcliff Board. Option #2 includes paving along North Lake Shore Drive from the Woodcliff entrance to the Community Center and costing approximately \$308,000 in total which would require a special assessment of \$679 per lot.

Questions and discussion continued for 55 minutes. Major points brought up were: The Woodcliff Board has not made any decision at this time and is looking for direction from residents. Woodcliff has a tax valuation of \$86,000,000 in property assets. JEO had put together a packet with nine options which was presented at the December 9, 2007 Quarterly Meeting and is available in the office. This study by JEO was done at no cost to Woodcliff. Options varied from maintaining the roads as is done now to paving all roads. Asphalt was an option but is not recommended near lakes where runoff could occur. Paving options include installation of drainage ribbons. The Board will not ask those living in the paved area to pay more than other lot owners. Paving a section at a time would be a lengthy process and could be divisive among residents. It was suggested that a long-term plan be voted on along with Option #2 so that all areas are assured of equal treatment; this would eliminate a failed future vote which would leave some areas paved and some not if residents tire of paying extra assessments. The area considered in Option #2 for paving is the most heavily traveled area of the lake. Property Valuations are based on average sales and square footage of a home; therefore, if home sales rise due to the paving, valuations and taxes would probably rise also. Options for financing paving would need to be looked at including the SID's ability to finance projects over many years and the benefit of a tax deduction. Transferring the roads to the SID would make them public roads which would allow for more public access and perhaps limit ATV use. Creation of a graveled side track for ATV travel could be included but would also require maintenance. Any special assessment would require a vote of the Woodcliff residents. The Board will ask the Road Committee to further define some sort of long-term plan for presentation to the residents.

The Minutes from the December 9, 2007 Quarterly Meeting were approved unanimously. Gary Bliemeister presented the 2008 Year-to-Date Source & Use of Funds Report. Fifty lots have not yet paid the 2008 dues which represent approximately \$40,000 of uncollected income. The 2008 Special Assessment collections have been used to repay the 2007 Line of Credit for \$43,500 and reestablish the General Reserve Fund for \$20,000. Snow removal was done nine times in January and February when 3" or more snow fell. The financial report was approved unanimously as printed.

A ByLaws Committee has reviewed the bylaws of Woodcliff Lakes Inc. and will be recommending changes to the board and presenting those in the form of a vote to residents.

Two Board positions will be up for election in June. Audrey Paulman, Jo Kilgore, and Gary Tews volunteered for the Nominating Committee and nominations will be accepted until March 31<sup>st</sup>.

A Part-Time Maintenance Position is open at this time. Applications are being accepted until March 15<sup>th</sup> from Woodcliff residents.

Wally Wilson, S1116, has suggested using some of the common areas as alternative energy sources, such as windmills, and volunteered to head a committee for investigating this.

Woodcliff residents serving on the Cedar Bluffs Fire Department were recognized and an appeal for four more volunteers was submitted. The Fire Department at Woodcliff will not be built until the necessary volunteers for manning it are trained.

The meeting was adjourned at 2:42pm.