

# Woodcliff Lakes Inc.

## Quarterly Meeting Minutes

### September 16, 2007

President Mary McCarthy called the meeting to order at 1:32 pm. Board members Gary Bliemeister, Kathy Griess, Dave Langenfeld and Wendell Nelson were introduced along with Office Administrator Chris Johannesen.

Security Officer George Wolsleben is on vacation and will return September 18 or 19<sup>th</sup>.

The minutes of the June 10, 2007 Annual Meeting were approved unanimously as written.

Treasurer Gary Bliemeister presented the 2007 Year-to-Date Source and Use of Funds report, highlighting items that are over budget: The Spillway Tube Repair, Road Maintenance and Surface Treatment, Security Miscellaneous, and the Marina Seawall. It was noted that Time Warner Cable had sent a check for the franchise fees for the First Half of 2007 in the amount of \$898. Due to the extra expenses associated with the emergency repair of the Spillway Tube and the additional road costs for dust control, the Board has authorized a \$75,000 line of credit with First State Bank which will be used for operating expenses for the rest of 2007. During the 2008 budget process, the Board will determine the best way to repay the Line of Credit, probably in the form of a Special Assessment for approximately \$200 per lot. The Budget will be submitted for approval to the residents at the December 9, 2007 Quarterly Meeting. After the discussion, the 2007 Year-to-Date Source and Use of Funds Report was approved unanimously.

**Old Business:** Three people have been certified as EMTs for the proposed Fire Station at Woodcliff. Eight others have expressed interest and after approval and certification, the Cedar Bluffs fire department will be pressed to pursue the installation of the Fire Station.

The Transfer of the Water and Levee Systems to the SID #8 did not pass. This week a resident had questioned the method of counting ballots and the attorney worked with the Woodcliff office to clarify the votes and the fact that a majority, not 51%, was needed to pass the transfer. It was discovered that some lots have been re-platted between neighboring residents and some were split when purchased. The Woodcliff Board will need to investigate the legality of the votes and corresponding dues payments for these special situations, because the covenants say there is one vote per platted lot. The Board, along with legal counsel, will determine a policy and change the bylaws if necessary for future budgeting and voting processes. The determination was that the Transfer still was short by one vote and did not pass.

Chris Johannesen reported that the votes concerning two ATV issues passed; therefore, ATVs will be allowed to operate on common ground and ATVs will be allowed to operate between noon and six pm on weekends and holidays. Questions were presented about the enforcement of ATV rules, especially concerning 2:00am riders and noise exceeding the decibel rule. Also, the noise interrupts Sunday church services and the 2008 Rules Committee will be asked to address that. The buffer zone next to S1190 for ATV riders will be checked and possibly enlarged. Security will be asked to be on the lookout for ATV infractions and if it is possible for the "Neighborhood Watch" program to also be a part of this enforcement. The office will contact S1163 with recommendations from Security.

The Projects being paid for by the \$600 Special Assessment are nearing completion. The Dredging of Lake Tirawa was to be complete this weekend. The Seawalls near the Marina and at the north end of the Island are done. The Boat Dock on Lake Tirawa has been installed. One flap gate was installed on the new spillway tube, and the other will be installed soon. Outback Dredging will complete the backfill dredging near the Island Cove Seawall this fall and then all projects should be complete.

The Road Committee has met twice and is now awaiting information from Tyler Hevlin of JEO. Tyler is volunteering his time to investigate costs of various road improvements at Woodcliff. Hopefully the Road Committee can meet and make a recommendation for the 2008 Budget.

**New Business:** Volunteers for the 2008 Rules Committee were asked to notify the office before October 1<sup>st</sup> of their interest in participating on the Committee. Several people have been discovered dumping leaves and yard waste near the River Road edge. The possibility of installing "No Dumping" signs will be checked. A resident requested the vines on the trees along Airport Road be sprayed and this item is already on the list for Maintenance. The meeting was adjourned at 2:30 pm.