

Woodcliff Lakes Inc. Minutes of Quarterly Meeting September 19, 2010

President Mary McCarthy called the meeting to order at 1:00pm and introduced Board members Warren Higgins, Carla Mahrt, Matt Schwarz, Scott Weekley, and Scott Werth. Also present were Office Administrator Chris Johannesen and 18 residents. An additional twelve residents arrived as the meeting progressed.

During introductions, Mary communicated that each board member had taken a task to oversee: Roads – Warren Higgins, Maintenance – Matt Schwarz & Scott Werth, Security – Scott Weekley, Long Range Planning – Carla, Office & Legal – Mary. Minutes of the June 13, 2010 Quarterly meeting were approved unanimously.

Carla Mahrt presented the 2010 Year-to-Date Source & Use of Funds financial report through August 31st. All items are closely being watched to see that they remain near or under budget, due to the huge snow removal expense this winter. The financial report was approved as printed.

OLD BUSINESS: Matt Schwarz presented information on the fall maintenance schedule which will include trimming cedar trees along North Lake Shore Drive to facilitate prevention of the growth of the wild cucumber vines next spring. Some of the branches may be used for fish structure in Lake Tirawa. A forum on fish stocking and structure will be held from 3:30 to 4:30 today. S40 Diane Poehling commented that Micah is a nice guy and does a great job. Warren Higgins addressed the road maintenance schedule; grading and dust control was recently done on the exterior road. Woodcliff maintenance has been touching up the roads in between the two contractor gradings which has saved money. Matt Schwarz reported that the second round of drinking water tests for copper were all under the recommended allowable amount and therefore the Dept. Of Health & Human Services has rescinded the order for the Optimal Corrosion Control Treatment and Woodcliff returns to the regular testing schedule for copper. Matt Schwarz also reported on the plan to test the lake water in November to compare results to last year after applying the bacterial treatment this summer to Lake Ski-Di. The test results will help the Board determine whether to continue the treatment, add another product such as Pack 27 specifically for blue-green algae, and/or install aeration equipment. Treatments for algae for both lakes will be determined as needed for both short-term and long-term results. Carla Mahrt reported that a new five-year security contract was drawn up and signed. S1157 Kori Krause commended George on his work.

NEW BUSINESS: Mary McCarthy presented information on a possible new procedure for counting ballots. The proposed process would include the office preparing ballots with a return envelope addressed to a local CPA firm which would mail and count the ballots and submit results to the Board for the Annual Meeting. Ballots would not be included in the newsletter and would not be returned to the office. Estimated costs for this process would be \$750 per election for additional paper, envelopes, postage, and the CPA firm. A Fremont CPA firm with no ties to Woodcliff has submitted a bid of \$225 to count the ballots which is included in the \$750. Consensus of those residents attending was that this was an unnecessary expense

(26-4). Also mentioned was the possibility of using an online voting firm or continuing sending ballots in the newsletter but returning them to the CPA firm. Residents mentioned the following beliefs about issues with the current voting process: a hard and a long process to count ballots at a meeting – ballots should be in before the meeting, the locked mailbox at the office is not secure especially if it gets full; more than one owner of a lot casts a ballot. S1114 Jim Mitchell suggested that ballots should not have a comment section because residents believe the board views the ballots. Mary McCarthy announced that board members do not see the ballots. Jim Mitchell also brought up that during the last ballot, information on which lots had voted was disseminated by the board. Mary said this would no longer be allowed. Signatures and lot numbers must be on the ballot to ensure that a lot owner is voting and only one ballot per lot is cast. A decision on the voting process will be made during budgeting later this year.

Carla Mahrt explained that a Long Range Planning Committee has been formed and will be hosting a forum for ideas following this meeting. Carla also presented information gathered by S1204 Sean Kenney about plans for dredging the cove on the island in Lake Ski Di and clearing a 50' strip of land for use by residents. Money has already been donated and Replant Woodcliff will continue collecting donations to cover the entire cost. This work could be done next spring. A walking trail and a sand volleyball court could be installed also. The Board is investigating maintenance costs associated with these plans. It was proposed that this be advertised as a "pick up after yourself" area as used to be done many years ago. A resident asked to see an accounting of donations to RePlant Woodcliff and Carla said this is available at any time.

Don Fiedler announced that a professional weather station has been installed on the tower at S93 and a link is now on the Woodcliff website to access current weather conditions at Woodcliff. Appreciation to the Cedar Bluffs Fire Department for the weather station was expressed.

Mary McCarthy asked for anyone wishing to volunteer to serve on the 2011 Rules Committee to contact the office by October 1st. Warren Higgins will chair this committee which will meet once or twice this fall.

No other business was presented and the meeting was adjourned at 1:54pm.