

Woodcliff Lakes Inc.
Quarterly Board Meeting Minutes
September 20, 2009

President Gary Bliemeister called the meeting to order at 1:30pm with all board members present. Also attending were Office Administrator Chris Johannesen and 26 residents.

The Source and Use of Funds financial report through August 30, 2009 was presented and approved. \$3,400 in income from FEMA is still being awaited and a few items that are over budget were discussed. The minutes of the June 7, 2009 Annual meeting were approved as written.

Old Business began with discussion of the proposed new bylaws which have not been changed since 2000; ballots must be returned by the December 13, 2009 quarterly meeting. Jim Mitchell gave an explanation about the change to Section 5.c. Special Charges which in conjunction with the newly proposed Section 2.b.6 would allow 3% of the membership to constitute a quorum at a meeting to vote on an issue such as 5.c. The state strongly suggests that a percentage of the membership for non-profit corporations be listed as a quorum in the bylaws for conducting business at quarterly meetings. The Board suggested that 3% of the membership be the quorum since rarely is that number exceeded at a quarterly meeting. Most issues are set or resolved by the Woodcliff Board but issues that residents vote on such as special assessment, election of board members, and changes in bylaws or covenants could be affected by this quorum. Currently the wording of 5.c. says that "special charges and the method of assessment shall be approved only upon recommendation of the board of directors and accepted by a majority of membership votes cast at any annual or special meetings. Votes may be cast by mail or in person." The new wording for 5.c. says that "any major undertaking or capital improvement project not identified and approved in the current year's budget shall require an affirmative vote by a majority of membership casting votes", "Votes may be cast by mail, FAX, or in person." Marilyn Brainard made a motion to send out an email explaining what the change is for Section 5.c. and letting people know that if they would like to change their vote they may do so by contacting the office before December 13th. Paul Paulman seconded the motion and the motion passed.

Section 10.b. currently requires 2/3 of the memberships to approve changes to the bylaws; the change to this section proposes making it a majority of the memberships, since that is what the covenants require and bylaws are not normally more difficult to change than covenants.

Lake Water Clarity was discussed. A treatment of Copper Sulfate was applied in the spring of 2009 and some improvement had been noticed, but currently there is quite a bit of algae especially in the coves. It was suggested that other options be investigated for next year, including contacting former resident and water biologist Quentin Bliss.

New Business began with a request for volunteers to help with the 2010 Rules Committee. Kathy Griess, Jim Mitchell, Paul Paulman, Ed Sekera, and Matt Schwarz volunteered.

Chris Johannesen gave information about the State Department of Health & Human Services Administrative Order concerning the copper test results at Woodcliff, which was received last week. Average copper levels over the past year have been 1.4 mg, which the state limit is 1.3 mg. Notices have been posted around Woodcliff that our water does not meet the state requirements; there are minimal health hazards but the notice has details for anyone concerned. The State requires the Woodcliff water system to undergo an Optimal Corrosion Control Treatment study before March 1st. This study will provide a recommendation to reduce the copper levels. Four engineering companies have been contacted to bid on the OCCT study. Water reserve funds are available to cover the cost of the study, but the cost of treatment will not be known until after the study. The leaching of copper may be from individual residents' copper plumbing but the Woodcliff Water system is responsible for the end result to water consumers.

Residents requested maintenance spend more time eliminating the wild cucumber vines on Airport Road and the weeds near the lake edge on common ground, especially at the north end of Airport Road near the ATV area.

No other business being presented, the meeting was adjourned at 2:15pm.