

Woodcliff Lakes Inc.
Minutes of Monthly Meeting
November 5, 2024

Vice President John Menning called the meeting to order at 5:00pm with Board members Mike Herring, Tom Gesell, Greg Mooney, and Dick Jepson present. Also, in attendance were, Patrick MacBride, Joel Lenhard, Nicole Johnson, George Wolsleben, & Mary Schlosser.

Security report was given by George October. 358 cases. Working on relocating Beavers on the lakes. 3 recues calls.

Minutes of October 7, 2024 Board meeting were approved unanimously.

Mary has taken 24.5 days of her 30 days of vacation in 2024 The office will be closed 12pm November 6, to 1pm on November 11th. The office will also be closed the morning of the 20th and November 29th. One resident has still not paid there HOA dues.

The New Software was reviewed and decided to move forward with it. Motion was made by Menning and Mooney seconded the motion. Software is called HOA Start.

Tom Gesell reported on the financials, The financials seem to be aligned this year so far.

Budget – We have started working on the 2025 budget, with the information we have it looks like the board will raise the dues by 5%for 2025 if this happens the dues will be \$1372.37. Insurance is going up about 20% according to Nicole Johnson. The board will continue to work on the budget though November and at the December meeting vote on the new 2025 budget.

Maintenance-We have had a lot of trees die from the dry weather. The Big aerators will be turned off soon for the winter, The lake level will be lowered in December 15th if the weather holds out.

Roads – We are waiting for the rain to come and once the it we get rain, we will grade the roads. We will also clean the drainage ribbons. We will check with some residents to see if they can keep the drains clean by their houses.

We are still checking to see if the Earth Glue process is a good system for our roads.

We are still waiting for an estimate for fixing the hole at the entrance.

Working to get the crown on the road on South Lake Shore Drive. Herring will talk to the new owner of that property to the south.

Lake Health –. The ultra sonic units will be stored in the heated garage by the office. We will send in a lake water sample to see how the ultrasonic detectors are doing. Next year we are planning on no chemicals in the lake.

Community Center – Bathroom remodel will be starting on November 7, 2024. Winter games will be held here in the end of January.

Yacht Basin – One spot is open. Churches cove will be removed from the Yacht Basin committee.

Rules - Rule Committee is looking into rules for Zebra mussels once your boat is in for the year it cannot be pulled out to go to another lake. Flags for Youth ATV's,

Sandy Bottom – John Menning is working with lane on Sandy **Bottom**

SID #8

Vets Club – Meeting November 20th to hand out money to different charities at the Marina.

Replant – Working with Winter Games

Lions- Working to be part of Winter games with a Band.

Next meeting will be November 5th at 5pm

Motions Made since last meeting through email.

S1236 Pool

S1197 Garage

S20 Covered Patio