

Lake Elbo Board of Director's Meeting – January 6, 2022

Members in Attendance:

Jeff Pishny, President	Alan Skidmore, Vice President
Joel Force, Treasurer	Danielle Force, Secretary
Mark Smith	Jim Lund
RJ Whitlock	Rita Taylor

Members not in Attendance:

None

Guests in Attendance:

Jess and Dawn Wickizer, Moni Laue, Harold Brooks, Brett Rohr, Jen Pishny, and Karen VanVleet

The meeting of Lake Elbo Board was called to order at 6:31pm on Thursday, January 6, 2022, at the Lake Elbo Clubhouse by Jeff Pishny, President.

Minutes:

Danielle Force read the minutes from the December 9, 2021, meeting. One correction was noted. Rita Taylor motioned to approve the minutes as corrected. RJ Whitlock seconded. Minutes approved as corrected.

Treasurer's Report:

Joel Force presented the Treasurer's report for December 2021. There was discussion regarding propane costs. Joel Force suggested that at the annual meeting we discuss paying off dredge note with road fund, essentially borrowing money from Lake Elbo Funds, due to the interest rate of the dredge note. Joel Force reported that there is currently \$40,887 earmarked to be added to the road fund at the end of 2021. Joel Force also reported concerns again about the board following through with placing liens on the 2 members who are significantly behind in dues. Mark Smith motioned to approve the treasurer's report for audit. RJ Whitlock seconded. The Treasurer's report was approved for audit.

Guests in Attendance:

Jess and Dawn Wickizer submitted application for membership. They are under contract to purchase the property at 5715 Elbo Ridge Drive, currently owned by Steven and Brandy Bush. Danielle Force motioned to approve the Wickizer's membership. Rita Taylor seconded. The membership application for the Wickizer's was approved.

Old Business:

Jeff Pishny reported that the long reach work has been completed. There was discussion that there will still be some associated expenses with removal of the left over material and clean-up

of the north pastures. There was additional discussion that the board would be seeking an estimate from Shawn Dooley, with Pond Maintenance and Installation, for the Rip Rap work that needs to be completed on the damn and possible work done at the beach area in the spring 2022.

New Business:

Jeff Pishny brought up the cost of testing the water at the lake. The estimated costs is \$800/year through Pace Labs. There was discussion that the biggest area of concern would be testing the water for ecoli. Jeff Pishny reported that he would clarify the number of tests and specific costs with the lab, as well as what they would be testing for.

There was discussion regarding the rental of the Care Taker's house that is currently vacant. Discussion included possibly using the Care Taker's house as a VRBO, which was mostly opposed. There was additional discussion about the house needing to be tested for mold, and that the water damage needed to be fixed prior to getting the property rented. The current rate of \$750/mo was discussed as well.

Board Membership for 2022 was discussed. Jim Lund and Jeff Pishny's positions are the two positions that will be open. Joel Force, Danielle Force, and Alan Skidmore have 1 remaining year left on the board. Rita Taylor, Mark Smith, and RJ Whitlock have 2 years remaining on their positions with the board. Danielle Force reported that she would like to step down from the board one year early. Jim Lund volunteered to fulfill the remaining year of her position rather than run for re-election.

The Board Meetings for 2022 will be held on Thursdays at 630pm. All meetings will be held in person. There was discussion about the flow of board meetings and membership input in the future. Roberts Rules of Orders and use of Executive Session were discussed and will be utilized at future meetings.

Jim Lund requested that the previous committees we had for different areas of the lake be re-instated for 2022. Jen Pishny requested that we add a possible welcoming committee to new members at the lake and ask for a list of people willing to volunteer to assist. Rita Taylor motioned to have this be a committee. Joel Force seconded. Motioned approved.

Topics for the Annual Meeting on 01/23/22

- Treasurer Position/Accountant
- Insurance and Taxes on Docks
- Spending Cap

Jeff Pishny requested a motion to adjourn the meeting. Danielle Force made a motion to adjourn. Alan Skidmore seconded. Meeting adjourned at 8:07 pm.

Next Meeting: Thursday February 3, 2022, at 6:30pm at the Lake Elbo Clubhouse.