

LAKE ELBO CLUB, INC.

BOARD OF DIRECTORS MEETING

Tuesday, June 6th, 2023



In attendance:

Dave Spunaugle, President
Randy Laue, Vice President
Brent Mckeeman, Treasurer
Jim Lund, Secretary
Rita Taylor
RJ Whitlock
Karen Van Vleet
Mark Yearly

Guests in attendance - Lots of Guest – I hope I got them all:

Amanda Mckeeman, Nancy Snyder, Moni Laue, Carol Thornbour, Gianetta and Alan Skidmore, Russ Briggs, Wendy Mathews, Julie and Cory Gilmore, Traci Keely, and other guests.

CALL TO ORDER

- Business Meeting @ 6:30 pm

SECRETARY ROLL CALL & MINUTES – Jim Lund

Jim Lund did not have minutes ready but will present them at the July 2023 board meeting.

Treasures Report – Brent Mckeeman

Brent Mckeeman presented report

Per requested by the board, Brent Mckeeman has opened a checking account and will use it for Club House Expansion fund tracking. Opening balance is \$250.00

Dave asked for a motion to file the Treasures report for Audio.

Rita Taylor motioned, RJ Whitlock 2nd the motion.

Discussion occurred about Chriss Ross and his house.

We will need to keep the title company award of any late dues and assessments.

Dave Spunaugle Welcomed guests.

OLD BUSINESS:

Dave stated that the Summer Kick-Off Party was a big success and had a large turnout. We started a "club house fund" with the proceeds of \$250.00 that will go towards Club House Expansion Project. Hopefully next year we can raise more to go to that fund.

Dave reported that the dam outlet tube is complete, and that Bayers Construction got it taken care of in a day. The cost was \$3,000.

Dave Spunaugle continued to the Covenants and Bylaws update saying that they had already been dropped off to the attorney.

Karen Van Vleet spoke about Covenants and Bylaws. She stated that they have been files. Also noted when you file it with the Register of Deeds that we get charged per page, we need to come up with a better way to get signatures so that we have less sheets that came out to \$1100.00 to file.

Brent Mckeeman asked if the board would like to schedule a work session on the rules and regulations on July 27th at 6:30 at the club house.

Dave Spunaugle said that the Insurance Agent plans to come to the next meeting. Brent Mckeeman then asked if Rita Taylor or Karen Van Vleet would like to speak on this. Rita Taylor announced that they had a meeting and discussed it and then went ahead and renewed it because we had to. Rita Taylor continued that we could always prorate our money back. So, Rita Taylor and Karen Van Vleet are going to get a few other quotes for insurance. Rita Taylor noticed that our umbrella policy was extremely expensive and compared it a policy she had before for her own bueinss and said it was a fraction to hers so that is reason enough to look at other options. Rita Taylor continued that when the agent is here they have asked her if she would give us a hard copy of the policy that way when we do go shop around we will be able to compare, and we want to get exactly what we have.

Dave Spunaugle tabled this until next month.

Brent Mckeeman gave a hard copy of the test results saying that when it came to the metals that were tested for in the water, we did fairly good, the only thing that was slightly higher was the floride. Brent mentioned that the bacteria results are not shown on the copy. Tom did those and they are a color code test and there were no positive results for bacteria. The bacteria test was done here at the swim area before the big Tuesday rain.

Dave and Brent asked that this be posted on the website.

Karen Van Vleet spoke on behalf of Dean Van Vleet saying that they had updated the original Lake Elbo Rental Agreement. The only thing taken out was anything that said, "inside storage rental". Karen Van Vleet stated that they just made it strictly outside storage and made the price for a trailer \$100 a year and if there is an additional trailer it is another \$50. Karen Van Vleet said that she believes it will be ready either in late July or mid-August. She said she could not remember exactly what Dean Van Vleet had said but it would for sure be ready by September. Karen Van Vleet passed around a sticker that could potentially be put on the trailers saying they had paid. She mentioned that when it came to billing,

they would like to make it yearly. Brent Mckeeman mentioned that it could be added to quick books and be added to yearly billing that we would prorate from September to December. Brent Mckeeman stated that he read over this contract with Dean Van Vleet and that it was very thorough.

Discussion occurred about the rental rate. With limited space the rate should be full price, no discount on additional space.

Brent Mckeeman made a motion to approve the \$100 per trailer at the shed, Rita Taylor Seconded
Motion Carried

The board voted unanimously.

NEW BUSINESS:

Dave Spunaugle mentioned that he knew there were multiple people interested in having a Clubhouse Manager/Committee. Brent Mckeeman presented an idea to the board that we have a team and a coordinator filled with people that were interested in cleaning and that the "cleaners" take the \$30. So, the club house manager would be contacted, and that person receives the rent, and the deposit books it in the Facebook schedule and then coordinates there one of a few people to clean on their turn. Karen Van Vleet asked what we are paying the people to clean. Because we are paying the renters to already clean the clubhouse and then paying someone else to clean again. Dave Spunaugle mentioned that that was a valid question but, in his opinion, it is to make sure that it is ready for the people that are renting it that would be everything from making sure there is a trashcan and trash bags exedra. He gave an example that after his rental he cleaned but did not restock supplies. Jim Lund mentions that a lot of it was the management also and taking care of it and following through so if the clubhouse isn't completely clean this would be to finish or polish it off. Rita Taylor mentioned that we do not want to get too many people involved in being "cleaners" and she continued to say that we only need two cleaners and a coordinator. Brent Mckeeman listed off multiple people that had contacted him in being a part of this.

Lots of discussion on this.

Rita Taylor made a motion to hire Amanda Mckeeman as a coordinator, Wendy Mathews as a cleaner & back up to be called when needed.

The Board voted unanimously.

Brent Mckeeman proposed having a possible road workday on the 12th of August. He stated that he would like the boards permission to use cold patches and tar and use the millings to fill in cracks.

Dave Spunaugle stated that there was nothing to vote or make a motion on and gave Brent Mckeeman the go ahead to schedule this road workday.

Dave Spunaugle stated that he would like to talk about upcoming events because we are halfway through the year and wanted to see if we would like to have another summer party before the school

year starts back up. Karen Van Vleet said that Ashley Laur would like to throw another Luau Party at the club house in August. RandyLaue mentioned maybe having brats on Thirsty Thursdays. Brent Mckeeman mentioned possibly having an appreciation luncheon for the workdays or possibly serving chicken.

Dave Spunaugle tabled this for the next meeting

OTHER BUSINESS:

Dave Spunaugle stated that Brent Mckeeman had mentioned getting a load of sand for the beach before the 4th of July. Brent Mckeeman mentioned getting some down on the south side where weeds were sprouting. Approx cost \$350.00

RJ Whitlock motioned to get the Sand, Rita Taylor seconded. Motion approved.

Mowing – needing to mention to members to mow their lots. Maybe send a letter to those members.

75th Year Celebration Discussion - 4th of July

Jim Lund stated that we are in good shape on the fireworks.

Donation Envelopes (Mail- possibly with schedule)

Brent Mckeeman will work on final draft to Board members, then send out to members.

The committee stated that they had sent out the orders for the shirts and that they should arrive the last week of June. They asked the board if it was okay if they ordered extra things from t shirts to tumblers that could be sold the day of. They stated that they have over \$5,000 in sales total.

The Board committed to ordering extra items.

Shirts - 6 mediums, 12 Large, 12 XL's, 6 2XL's

Flags – 6 small flags, 6 large flags

Dave Spunaugle listed the events for the day, he mentioned the food truck and the band.

Discussion occurred about request for a 5K Race. "Lake Elbo Firecracker" 5K Race to start at 7am.

Dave Spunaugle mentioned that everyone had done a great job.

Karen Van Vleet had question about rate for family members living back with parents. What was rate? It was agreed that the rules state \$100.00 per year – not prorated.

Randy made a motion to Adjourn, Brent Mckeeman 2nd

NEXT MEETING: Tuesday- July 11, 2023 @ 6:30pm * (Date Change - w/July 4th Holiday)