

2023 ANNUAL MEETING – LAKE ELBO CLUB, INC.  
JANUARY 14, 2024

The annual meeting of the Lake Elbo Membership was called to order at 1:00 p.m. by President, Dave Spunaugle. Members repeated the Flag Salute led by Boy Scout Troop 284.

Board Members in attendance were President, Dave Spunaugle; Vice President, Randy Laue, Treasurer, Brent McKeeman; Secretary, Lori Moses, and remaining Board members Karen VanVleet, Jim Lund, Mark Yeardley, and RJ Whitlock.

Dave Spunaugle called the meeting to order. He then took a few minutes to recognize those that we lost during 2023: Jan Harold, Ira Haynes, and Wilma Brooks.

Minutes of the 2023 annual meeting were read by Jim Lund. Brent McKeeman made a motion to accept the minutes as read. RJ Whitlock seconded the motion. Motion carried 7/0.

Brent McKeeman read the Treasurer's Report for 2023. Dave asked for a motion to file the report for audit. Karen VanVleet made a motion to file the Treasurer's report for audit.

A yearly financial report was given to all members in attendance.

Business:

2023 Accomplishments – Presented by Brent McKeeman:

- Interest Bearing Accounts - \$920 interest income
- Lake Elbo has a \$1M Umbrella Insurance Coverage policy. We continue to work on getting the best coverage. Dave has visited with other companies and agents and they say that we have probably the best coverage for the best money.
- Lake Elbo has a \$160,000 Line of Credit available and unused. This is basically for a financial security.
- The Lake/Dredge fund has a current balance of \$15,000. This comes after paying \$30,000 toward the note.
- We have \$129,000 in the road fund. This puts us on track for 2025 road project.
- We have collected \$14,000 in donations for various event and projects.

2023 Accomplishments/2024 Focus Areas – Presented by Dave Spunaugle:

- The Covenants and By-Laws have been filed with the Register of Deeds. Thank you to everyone in the community for making this happen.
- Community Events/Projects took place during 2023. Children at Play Signs were put up in several areas; A new stop sign was installed at the entry way; Bluestem Electric Company came and trimmed trees around, and close to, power lines before workday. These were left in piles that were then picked up and shredded on workday. Due to our assistance in doing this, they returned at a later date for more removal.
- Brent ramrodded a few “road days”, in addition to workday, gathering other members to assist in applying cold patch to areas in great need. This was all done on a volunteer basis. Eighteen tons of cold patch was applied. Thank you to Mark Yeardley for getting the equipment needed for this project. Dave has

visited with Schilling asking them if they would drive around and look at the roads to give us ideas for the 2025 road project.

- Outlet Tube: Riprap was installed at the outlet tube on the dam footing for reinforcement. The total cost was \$4,000 for the work and rock.
- High Road: Plans are made with Bayer Construction to work on the road. They will build a crown, cut ditches, bring in rock, and shape the road to improve drainage.
- Water Testing: Thank you Tom Hood and Brent McKeeman for taking care of this. Regular water testing will continue to take place at least twice a year, mainly during the warmer/summer months.
- Shed Clean Up: Thank you to Dean VanVleet. Dean has been appointed as the “shop manager”. A lot of work has been done and it looks great. Dean reported on a few things that have taken place at the storage shed and surrounding area.
  1. There are now designated spaces for all of the equipment inside the shed. All equipment is repaired and ready for use.
  2. LED lights were installed – thanks went out to Jim Lund for the wiring work.
  3. An area outside of the storage shed was cleaned of trees and gravel was hauled in. This area is now available for trailer rental space.
  4. Dean asked for a big thank you to Harold Brooks for running the equipment about 90% of the time taking care of projects and things needing done around the lake.

Dave thanked Jeff Pishney for taking the snow truck to Vo-Tech for work that needed done. It now runs great. A donation was given to the Vo-Tech for doing this for the lake.

Randy asked for a big thank you to Brent McKeeman for the work he does at the beach, clubhouse, roads, etc. and to Dave for being our President.

Dave gave a brief update on Wamego Telephone Company. They will be bringing fiber to the clubhouse – free of charge. JMI, who is doing the boring for WTC, is going also bore for electrical for the new shelter house.

Shelter House: This is mainly being built for outdoor activities, especially when the weather doesn't want to cooperate. At last year's annual meeting, we had an 80%-member approval to move forward with this project. There is a lot being done to help make this get accomplished. The original goal was set at \$60,000. Dave and other board members continue to work with constructions companies. We are getting the cost of this project closer to the \$60,000 projection. Dave is still going to talk to a couple more companies. As of January 14, 2024, \$6,763 has been raised.

- Current Fundraising Activities:
  1. Donations with matching funds (a member donates, the lake will match that)
  2. Membership Dues Raffle: Karen and Dean VanVleet have been selling raffle tickets for a member to win a free year of dues and assessments. Thirty-five have been sold and more are available.

3. Buy a Brick Promotion: Bricks can be purchased for \$100 each. They will be placed to fill in the gap between the existing sidewalk and the concrete for the new shelter house. Brent presented additional information about this project. A sample of the brick was available for attendees to view. The final order will be likely in the Fall of 2024. The plan, at this time, is to offer people to purchase bricks once a year in the future. This information is also available on the Lake Elbo Club FaceBook page.
4. Upcoming Fundraising Events: Spaghetti Feed; Spring Kick-Off Party to include a hog roast and games. This will be a day full of activities as well as a fundraising event; July 4<sup>th</sup> Celebration which will be held June 29, 2024. Dave asked those in attendance to please bring more ideas to the board.

#### Rules Update – Presented by Karen VanVleet:

The board has been working on the Rules and Regulations this past year. The focus was to clean up grammar, endorse consistency, and update a few key areas to coincide with current situations.

1. Section E – Use of Watercraft: Has to be a Lake Elbo member-owned item. Doug VonFeldt suggested giving some type of stickers away for kayaks, canoes, etc., so that they are at least identifiable as being owned by a Lake Elbo member.
2. Section K – Maintenance Building and Equipment: Everything pretty much stayed the same except for personal inside storage. This is for Lake Elbo equipment/decorations/July 4<sup>th</sup> supplies, etc. Rental for trailer parking was added. Equipment is to be operated by authorized users only. If you need help with anything, please contact an authorized user for assistance.
3. Section N – Building Codes: Metal sheds are not allowed was removed and revised. They are now being allowed upon board approval.
4. Section O – Motorcycles, ATVs, Dune Buggies, Go-Karts, Golf Carts, Snowmobiles and Other Motorized Vehicles: This rule was changed to allow riding around the silt pond area. Basically, #3 and #4 were combined and rewrote.

The board is hoping to have the revisions completed and posted on the Lake Elbo website within the next 90 days.

#### Property Tax Petition:

Tom Hood drafted a letter to the Pottawatomie County Appraiser's Office. The letter addresses concern regarding the Community of Lake Elbo property tax assessment.

Topics included:

1. Road and infrastructure maintenance. We, as a community, upkeep the roads, maintain private sewer systems, manage culverts and ditch work, and install speed signs and stop signs.
2. Safety and environmental services - Lake Elbo does their own snow removal as well as installation of any fire hydrants.

3. Environmental Stewardship and Waterway Management. We, as a community, maintain and oversee local waterways, including the dam and spillway, as well as annual water testing. Lake Elbo has to have the dam inspected every 3 years.
4. Lack of Municipal Natural Gas Benefits – Lake Elbo does not have natural gas infrastructure, which is partly funded by property taxes – we use propane so we are not drawing on the publicly funded natural gas infrastructure.

This letter is asking for reassessment of our property tax rate and is imperative to reflect: Recognition of Self-Sufficiency; Equity in Taxation; Comparative Analysis; Precedent for Fair Assessment. The letter was presented to the Lake attorney to be proofread and he agreed with what we were presenting and felt this was worth our time. It was asked from an attendee if this could possibly backfire and the value go up even more. A few members voiced their concerns and the possibility of giving the County grounds for retaliation. Tom clarified to the board, and attendees, that it was more of a mil levy comparison (i.e. Timber Creek vs Lake Elbo). It was suggested to have the County Representative (Dee McKee) come to a board meeting to discuss our concerns or have board members go to one of their meetings. A petition was passed out for collection of names and signatures. This is not something that is going to happen in the near future. Members will be notified before this is finalized and if and when the letter is going to be sent.

New Board Members – Nominations and Vote:

Dave opened the floor asking for nominations for new board members. The nominations were:

Brent McKeeman nominated RJ Whitlock  
Brent McKeeman nominated Jesse Wickizer  
Dean VanVleet nominated Karen VanVleet  
Dean VanVleet nominated Lori Moses  
Jesse Wickizer nominated Spencer Slocum

Dave asked for a motion to close nominations. Jim made a motion to cease nominations.

A short break was taken in order for the votes to be counted.

Dave called the annual meeting back to order.

Dave introduced the new board members. They were RJ Whitlock, Karen VanVleet, and Lori Moses.

The raffle drawing took place for one-year free dues and assessments. Ashley Lour drew and the lucky winner was Jesse and Dawn Wickizer.

Randy Laue made a motion to adjourn. Brent McKeeman seconded.

Meeting adjourned at 2:30 PM.