

BOARD OF DIRECTORS MEETING MINUTES
November 5, 2024

The regular meeting of the Lake Elbo Board was held November 5, 2024, in the Clubhouse. The meeting was called to order by Chairman, Dave Spunaugle.

IN ATTENDANCE:

Dave Spunaugle - President
Randy Laue – Vice-President
Brent McKeeman – Treasurer
Lori Moses - Secretary
Karen VanVleet
RJ Whitlock
Jess Wickizer
Jim Lund

GUESTS IN ATTENDANCE:

Dean VanVleet
Todd Nickelson
May Lacy
Annie Lacy
Rob Lacy
Spencer Slocum
Zach Bottenberg
Rob and Chandra Gordon
Kyle Gordon
Emily Kinser

Minutes of the October 1, 2024 meeting, taken by Karen VanVleet, were read by Lori Moses. Brent made a motion to accept the minutes as amended (split rim rather than rim is split). Karen seconded.

Brent read the Treasurer's Report. RJ made a motion to file the Treasurer's report for audit.

Brent informed the board that the Ross residence will close on 11/7/2024.

OLD BUSINESS:

Dam Rip Rap Project:

Dave reported that the project is completed and all bills have been paid. Kelly told Dave that there is another step that we could do ourselves. This would entail laying some rip rap rock by hand along the dam. He will get more information for next spring.

Brent reported that the Line of Credit went as planned. It is time to turn this into an installment plan. He recommends paying \$1,000/month and hopefully pay it down, or off, after 2025 dues are received. We will be using the \$20,000 from the insurance claim money as well to pay for this. Jim Lund recommended we use the road fund to pay it off rather than taking out a loan, then pay the Lake Elbo fund back rather than making loan payments. Jim made a motion to use money from the road fund money market to pay this off as a loan from ourselves. Karen made a motion to accept Jim's motion. Motion carried 7/0

NEW BUSINESS:

Renter Membership:

Robert and Lucy Lacy presented an application for rental membership. They are currently renting the Phil and Christy Hirsch property located at 5702 Elbo Bluff Dr. Jim made a motion to accept said application. RJ seconded. Motion carried 7/0

Tree Limb Removal:

There is a large limb hung up in the top of an oak tree above the propane tank at the caretaker's house. Brandon Jones, a tree service guy, gave a quote of \$400 to remove the limb. Karen made a motion to hire Brandon for the limb removal. Jess seconded. Motion carried 7/0

Clubhouse Roof Replacement:

Superior Roofing gave a quote of \$10,888 for Class 4 shingles to match the existing shingles. Brent made a motion to hire Superior Roofing. RJ seconded. Motion carried 7/0

Todd Nickelson Lean-To:

Todd Nickelson came to the board to see if he needed permission to replace an existing 10x20 lean to on the side of his residence. The metal roof had damage from hail storm and after tearing it off, they discovered that the wood was rotten. Before they started to replace it and close it in, he came to the board for approval. Todd indicated that it will be constructed out of cedar siding to match the house. After board discussion, it was approved for Todd to complete this project. It was also agreed upon that a motion was not needed for approval since he is using the existing concrete pad – just replacing the rotten wood, roof, and enclosing the structure.

Shelter House Line of Credit/Rental House:

Shelter House Line of Credit – Brent reported that the prices were \$20,000 for concrete, \$7,200 to the electrician, and a total of \$68,000 for D&R Construction. A balance of \$48,000 is due to D&R and a balance of \$4,500 is due to the electrician. Jim made a motion to take from LOC to pay once the project is completed, then discuss later in regards to getting a loan. RJ seconded. Motion carried 7/0

Shelter House Bricks:

Brent asked for the board's opinion on how to reach out to others for examples. It was suggested to make up a few "examples" without including names, etc. from orders already turned in.

Karen believes we need to do a first brick order and then inform the Lake Elbo community that we will offer other orders in the near future.

Dave suggested calling the company to see if there is a minimum order for the bricks. The board agreed to extend the deadline until after the annual meeting, possibly February 1, 2025, with bricklaying to begin in the spring.

Equipment Discussion – Dump Truck/Dredge:

Dump Truck – Dean reported that the tire blew out (inside dual). Burnett cannot find one that matches and, if they are able to find one, the cost will be \$500. There would be an additional cost of \$500 for a new rim if the split rim has any rust on it.

The inspection by the Department of Transportation is due this month. Since the last inspection, along with all the repairs, the dump truck has only been used once and we are continually putting money into it. After discussion amongst the board, it was agreed to sell the truck. Brent made a motion to sell the truck with the amendment of asking the Purple Wave agent if we need to have a tire - pending possibility of putting a tire on it. Jess seconded. Motion carried 7/0

Dean visited with Harold Brooks and he suggested that something we need to look into purchasing is a dump trailer. Dean would like to wait until after the sell of the truck before pursuing this.

Dredge – After discussion, it was agreed that the dredge is time consuming for those operating it and costly to run. Randy made a motion to sell the dredge. Brent seconded. Motion carried 7/0

Potential Road Repair Projects:

Brent and Dave met with Bayers construction asking them to come look at the roads and present us with a proposal. After we receive this proposal, we will contact Schilling as well. The main areas of focus, at this time, are: Priority 1 – in front of Schroll's, in front of Waters', and in front of Thompson's. Priority 2 – road from entrance to around Anna and Chad Hoepner's and the road from the spillway up to Bottenberg's. We would then do chip and seal following the repairs. More information to come in regard to the road project.

2025 Dues:

Discussion occurred whether we should raise the dues \$100 (to make it an even, rounded number) for 2025. It was mentioned that we have a lot of expenses at the time and that the dues have not been raised for 3-4 years. Nothing was agreed upon at this time, so it was tabled until the next meeting.

OTHER BUSINESS:

Turkey Shoot:

The turkey shoot will take place November 15 @ 7 PM. Randy reported that all is good and ready to go. Dave suggested that we purchase two more long tables. Jim made a motion to purchase two new tables. Brent seconded. Motion carried 7/0

Holiday Breakfast:

No information at this time.

January Meeting/Annual Meeting:

The January 2025 board meeting will be held on January 14, 2025.

The 2025 annual meeting will be held on January 19, 2025.

Fourth of July:

The Lake Elbo fourth of July celebration will be held on June 28th, 2025.

Lori inquired if the minutes need to be read at every meeting. This was tabled at this time as some research need to be done.

Karen made a motion to adjourn the meeting at 7:59 PM. Randy seconded.

The next board meeting will be held December 3, 2024.