

BOARD OF DIRECTORS MEETING MINUTES

July 11, 2024

The regular meeting of the Lake Elbo Board was held July 11, 2024, in the Clubhouse. The meeting was called to order by Chairman, Dave Spunaugle.

IN ATTENDANCE:

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

IN ATTENDANCE VIA VIDEO:

Brent McKeeman – Treasurer

GUESTS IN ATTENDANCE:

Dean VanVleet
Jerrod Wanklyn
Zach Bottenberg
Dawn Wickizer
Chad and Anna Hoepner
Rob and Chandra Gordon
Julie and Cory Gilmore
Steve Roberts
Carol Thornburrow
Gianetta Skidmore
Mark Pretzer
Harold Brooks
Jeff and Jennifer Pishny
Wendy Matthews

Minutes of the June 6, 2024 meeting (taken by Karen VanVleet) were read by Lori Moses. RJ made a motion to accept the minutes as read. Karen seconded.

Dave read the Treasurer's Report. Karen made a motion to file the Treasurer's report for audit.

OLD BUSINESS:

July 4th Celebration Recap:

Dave - Great day, wonderful weather, thank you Jim and thank you everyone who made it a successful event. We came out good financially. Looking forward to next year.

Jim asked about a date for holding this event next year. It is tentatively scheduled for July 5th, 2025.

Dam Rip-Rap Project/Emergency Action Plan:

The Emergency Action Plan was finalized and sent in before the deadline. This is something that will need to continually be updated.

Dave talked to Kelly Briggs in regard to the starting of the dam rip-rap project. Kelly stated that they are tied up on a project at Tuttle Creek at this time. A new projected start date is closer to the fall.

Secretary Update:

A new computer has been purchased and set up. Brent and Reese have the treasurer's reports and minutes posted on the website to date so far. The goal is to continue keeping reports and minutes posted as they become available.

NEW BUSINESS:

Building Permit Application – Steve Roberts:

Steve presented his application, plans, etc. for a new garage being built on his property located at 5732 Elbo Shore. RJ made a motion to approve the building permit. Jess seconded. Motion carried 6/0

Building Permit Application – Harold Brooks:

Harold presented an application to build a 30x36 garage behind his rental property located at 5607 Elbo Shore. It will be 26-gauge roof and siding to match the color of the house. The county will replat this to be one property. Harold will attend the August 1st meeting with his specifications and additional things needed. A site visit will be held before, or directly after, the August 1, 2024 meeting.

Harold also asked permission to replace the shingles on his existing garage, located on Block 5, Lots 3, 4, and 5, with metal roofing to match the existing awning. Karen made a motion to accept. RJ seconded. Motion carried 6/0

Building Permit Application – Jim Lund:

Jim presented a building permit for his temporary storage hut located at 5738 Elbo View. Karen made a motion to accept the building permit. RJ seconded. Motion carried 6/0

Insurance Claims – Hail Storm Damage:

Brent reported on the insurance claim/damage at the clubhouse, caretaker's house, and shop. It was noted that we will fix everything other than the shop since there is no major damage/leakage. Weddle and Sons were asked to present a quote. D&R Construction will reroof the clubhouse at the same time as the construction of the new shelter house.

Jim made a motion to accept the plan. RJ seconded. Motion carried 6/0

Shelter House Update:

Dave reported that D&R Construction has received the letter from the engineer. The engineer wants piers under each post for more security (i.e. high winds).

D&R Construction gave the board a quote of \$4,600 for mason work to repair the deterioration of the fireplace in the clubhouse. Chris Thompson gave the board a quote of \$1,300 - \$1,400 for the same work.

D&R Construction gave the board an estimated quote for the stone work on the shelter house. Chris Thompson gave the board a quote of \$6,500. A suggestion was made to take out two of the South windows in the clubhouse to make an entrance to the new shelter house addition. This is something to look into and get estimates in case this is something we would decide to do down the road.

Fall Workday:

Fall workday was tentatively scheduled for October 5, 2024.

Fall Celebration:

A tentative date of September 21, 2024 was tossed around; however, this was tabled until the August 1, 2024 meeting.

OTHER BUSINESS:

Boy Scouts:

Jim Lund asked to use the beach area on July 21st for a Boy Scout get together. The board stated that there is no need for approval, but he wanted to ask and inform everyone. He was asked to put something on the Lake Elbo Facebook page to let others know as well.

There has been a report of another dog episode to a Lake Elbo member out walking during the day. It was discussed about sending a letter to the owners; however, they are moving out and looking for temporary housing for the dog. Mark Pretzer brought up concerns about the possibility of the new living quarters falling through and the board has not taken care of this when the opportunity knocks on our door. Dave will inform Mrs. Hirsch, the landowner/landlord, that we will be sending a letter to Lance and Michelle to have it on record in case of future instances. Randy made a motion to send a letter to cover our bases. RJ seconded. Motion carried 6/0

Jerrod Wanklyn presented his building permit for a shed on his property located at 5721 Elbo Ridge Dr. Jess made a motion to approve Jerrod's building permit. Karen seconded. Motion carried 6/0.

Jerrod asked the board for permission to extend the curb and guttering in front of his property. Dave did discuss with him about the road work that will happen next year. Dave's concern is how it would tie into the road. Jerrod said it will make the road wider than it currently is. Dave asked him to flag it so that the board can come take a look at it to confirm the property lines, etc. We will make a final decision at, or directly after, the August 1, 2024 meeting.

Jerrod asked about the allowance/approval of colors of roofing for both new construction and replacements. After some discussion amongst him and the board, Jerrod suggested no bright colors be allowed in the future.

Dean VanVleet reported that the pickup needs a new windshield. There is a gentleman from Herington, KS that will come to Junction City and fix it on the spot for \$265. Jess made a motion to get the windshield fixed at RJ's place of work in Junction City. Jim seconded. Motion carried 6/0

Wendy Matthews asked about the responsibility of stop signs. Jim is going to check with the County to buy some new ones or fix the existing signs.

Jim stated that he needs additional space in the shed for fireworks. He will be putting in some shelving and the pallets are longer than expected. Dean stated as long as we can get the pickup and dump truck in, there is no problem in allowing extra space.

Carol Thornburrow asked about cameras being installed or even a gate after the last vehicle rummaging episode that we had. Dave said this is something that definitely needs to be looked into. Possibly research a gate. Dave brought up additional things to consider if a gate were to ever be installed (i.e. maintenance, fence, etc.) This is something that would need to be discussed at the annual meeting.

Randy made a motion to adjourn the meeting at 7:43 PM. Karen seconded.

The next board meeting will be held August 1, 2024.

