

BOARD OF DIRECTORS MEETING MINUTES
August 1, 2024

The regular meeting of the Lake Elbo Board was held August 1, 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 Nicholson
Rob and Chandra Gordon
Chad and Anna Hoepner
Kyle Gordon
Harold Brooks
Jerrod Wanklyn
Bret Rohr

Minutes of the July 11, 2024 meeting were read by Lori Moses. Brent made a motion to accept the minutes with changes. RJ seconded.

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

OLD BUSINESS:

Dave mentioned that the estimated date for the dam rip-rap project will begin after Labor Day weekend. One-third of the materials will be stored below the dam and will start being delivered between now and September 1.

NEW BUSINESS:

Curbing at Wanklyn's Residence:

A site visit by a few of the board members took place and it was determined that the curbing will be within the easement of the road. Jim made a motion to accept the addition of the curbing. Jess seconded. Motion carried 7/0

Curbing at Storage Shed:

Dave suggested getting a quote from Ryan Leonard to have some curbing added to the existing curbing at the entrance to the storage shed.

Building Permit Application – Harold Brooks:

Harold is asking for a 10' variance behind his rental property located at 5607 Elbo Shore where he will be having a garage built. Karen made a motion to allow the variance. Jess seconded. Motion carried 7/0

Brent made a motion to accept the building permit for said garage. Karen seconded. Motion carried 7/0

Annual Fund Allocations – Road/Dredge Funds:

Brent mentioned that he still needs to move 25% of the annual dues to the road fund and 25% to the dredge fund. In order to fulfill these obligations, \$30,000 needs to be transferred from the checking account to the money market for roads. RJ made a motion to accept this transfer. Randy seconded. Motion carried 7/0

A transfer of \$2,981.11 from the checking account to the dredge fund also needs to take place. Lori made a motion to accept this transfer. Karen seconded. Motion carried 7/0

Roof Repair – Rental House:

Weddle and Sons will re-roof the caretaker's house. Their quote came in \$230 under the insurance estimate. The base price for this project came in at \$6,377. We have the option of paying an additional \$336.00 for class 4 shingles.

Brent made motion to accept Weddle and Sons to repair the roof with the class 4 shingles. RJ seconded. Motion carried 7/0

Brent made a motion to prepay for 600 gallons of propane. Randy seconded. Motion carried 7/0

Clubhouse/Shelter House Update:

Change Order (Concrete) – Final Quote:

Piers will be installed before pouring the concrete. These are guaranteed to withstand 95 mph winds. The final quote came in at \$67,620 with an additional price of \$1,790 for the piers to be installed. RJ made a motion to accept the quote. Brent seconded. Motion carried 7/0

Building Permit:

This has been completed. Thank you, Brent.

Chimney/Stonework Repair:

Chris Thompson, with New Image Masonry, gave a quote of \$1,350, to include labor and materials. D&R Construction's quote was \$4,600. Chris will completely repoint the top half of the chimney, repoint the bad spots on the lower half, and wash it once the job is completed. Randy made a motion to hire Chris to do repair work. Jess seconded. Motion carried 7/0

FALL HOG ROAST/FALL FUNDRAISING:

- The hog roast has been cancelled at this time.
- There are still plenty of Lake Elbo shirts for sell.
- Brick sales need to be re-promoted. A deadline of November 1, 2024, was set for members to order bricks.

We still have time to schedule a couple more events before year end. Possibility having something on the first Friday of September.

Fall Workday – List of Projects:

Fall workday will be held October 5, 2024.

Items that need to be addressed are:

- Tree Trimming
- Rock needs hauled and spread from the asphalt road to silt pond. This is located East of Chris and Jasmine Thompson's residence. A terrace will need to be built and we will need a skid steer to get this completed.
- Culvert tube by Josh Pease needs repaired. This may be completed next year at the time we do the roads.

Dave suggested that everyone think about other things that need addressed and we will discuss at the next board meeting.

OTHER BUSINESS:

Blue-Green Algae:

Dave read an e-mail he received from Dr. Joe Gerken with Kansas State University, Department of Natural Resources, who performed the water testing for blue-green algae. The results indicated that the levels are above the threshold of what their equipment could withstand. Dr. Gerken's recommendation was to test weekly and get another quantitative test done after the rapid tests show a negative reading. Dave's thought, at this time, is that we get through this process and, if it continues, be more proactive in the future.

Membership Application – Todd Nicholson:

Todd and Chylene Nicholson presented a membership application as new residents at 5795 Elbo View Drive. Jim made a motion to accept said application. Karen seconded. Motion carried 7/0

Karen made a motion to adjourn the meeting at 8:03 PM. Randy seconded.

The next board meeting will be held September 5, 2024.