

BOARD OF DIRECTORS MEETING MINUTES
September 5, 2024

The regular meeting of the Lake Elbo Board was held September 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

NOT IN ATTENDANCE:

Jim Lund

GUESTS IN ATTENDANCE:

Dean VanVleet
Travis Baltazor
Chad and Anna Hoepner
Rob and Chandra Gordon
Kyle Gordon
Spencer Slocum
Ryan Gilligan
Gabe Smalley
Zach Bottenberg
Ashley Lour
Kim Goracke

Minutes of the August 1, 2024 meeting were read by Lori Moses. Brent made a motion to accept the minutes as read. Jess seconded.

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

NEW BUSINESS:

Membership Application – Gabe Smalley:

Gabe Smalley presented a membership application as a new owner of the property located at 5746 Elbo Bluff. Brent made a motion to accept Gabe's membership. Jess seconded. Motion carried 5/0

Building Permit – Travis Baltazor:

Travis presented a building permit to move in a 10x10 shed that will be located on his residence at 5780 Elbo Ridge Dr. Jess made a motion to accept said permit. Brent seconded. Motion carried 5/0

Building Permit – Rob Gordon:

Rob presented a building permit for a 20x34 shop, that will match the existing house, to be built on their property at 5747 Elbo View Dr. The only concern brought up is that it is close to the property line (1 – 2'). They visited with Jim Waters about this concern and Jim has no issues. Rob's possible completion date is October 2024. Brent made a motion to approve said permit. Karen seconded. Motion carried 5/0

Water Testing – K-State:

Blue green algae are still active. Dave visited with Dr. Gerken at Kansas State University. Dr. Gerken's suggestion was if we really want to get to the root of the cause, two series of testing will need to be completed. The cost is around \$500 per test with a completion date yet this fall. They would test next week, then again in late September/early October. After the tests are completed, we will ask him to attend a meeting to discuss his findings. Jess made a motion to approve the first two sets of testing. RJ seconded. Motion carried 5/0

Roof Repair – Rental House/Clubhouse:

Clubhouse – Quotes from Superior Roofing were received. We received \$15,846 from insurance – minus our deductible. Superior's bid included the installation of R11 insulated plywood. They would rip off everything down to the decking, add the R11, and then shingle. This could possibly assist in a decrease in electrical and propane expenses. The average per year for propane is currently around \$1,560.

Dave discussed a few options that we have.

- 1) Roof as it currently is with Class 4 shingles for a cost of \$10,800.
- 2) Roof with the R11 but without Class 4 shingles for a cost of \$22,000.
- 3) Roof with the R11 with Class 4 shingles for a cost of \$24,200.

Dave is going to ask for an updated estimate to include the R11 and Class 4 shingles. This was tabled until we receive additional information.

Fall Workday (October 5) – List of Projects:

- Skid steer for moving rock around Robert Reagan's
- Rent a lift for tree trimming
- Take down volleyball nets
- Take out swim rope

The possibility of moving the board meetings back to Tuesdays was brought up. After some brief discussion, it was voted that the board will be meeting on Tuesdays, beginning October 1, 2024. The 6:30 start time will remain the same.

Jess made a motion to adjourn the meeting at 6:56 PM. RJ seconded.

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