

BOARD OF DIRECTORS MEETING MINUTES
January 14, 2025

The regular meeting of the Lake Elbo Board was held January 14, 2025, in the Clubhouse. The meeting was called to order by President, 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
Zach Bottenberg
Anna and Chad Hoepner
Spencer Slocum
Todd Nicholson
Joe Gerken – Kansas State University
Julie and Cory Gilmore
Traci and Aaron Lewis
Alan Skidmore
Rita Brychta
Harold Brooks
Jeff and Jen Pishny

Minutes of the December 3, 2024 meeting were read by Lori Moses. Brent made a motion to accept the minutes as amended. Jess seconded.

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

OLD BUSINESS:

Equipment (Dump Truck/Dredge):

Brent reported that there is currently a \$2,600 bid on the dump truck on purple wave.

Dredge – Dave reported he has visited with several people but no one is interested at this time. He suggested that we post it for sell on specialty dredge sites sometime in mid-February/March for \$50,000-\$60,000. It's better to price it high which gives us options for negotiation.

NEW BUSINESS:

New Membership Application – Valeria Gonzalez:

Valeria was not in attendance.

Blue-Green Algae:

Dr. Joe Gerken with Kansas State University reported on the blue-green algae. He asked for member questions which included: Can we use the lake when we have blue-green algae? Is it harmful? How do we prevent it in the future?

Dr. Gerken stated that excessive nutrients, generally phosphorus, and nitrates are the main causes and more than likely, we will have it next year as well. This is something that we need to take seriously. Once we have the poisoning, it's too late to do much about it. The blooms grow fast especially in stagnant water. Wind, rain or temperature can cause changes in the water as well. He suggested that sometime in April or May possibly take deeper samples via boat. It's too early to make conclusions but possible causes are fertilizer, livestock, and/or possible septic tanks/laterals leaking into the lake.

What to do: Limit fertilizer applications; plant vegetation barriers around water; keep livestock out of pond; aeration that sits on the bottom of the lake and bubbles; try treating the water but this could kill the fish and have a horrible smell. When we kill the algae blooms it raises the toxin levels. There are NO quick fixes. This could have a 2-3 year time frame.

A type of vegetation to plant as a barrier would be a native pollinator blend, but it attracts snakes, mice, etc. Dr. Gerken stated that anything is better than nothing. The barrier would establish deep roots to absorb nutrients before they enter the lake.

Dr. Gerken will attend the annual meeting on January 19, 2025 to present this information to other members.

Short Term Rentals (VRBO/AIRBNB):

There is a member that is currently renting out her basement for \$175/night and is posted on social media. Our covenants strictly prohibit this being allowed. The board will send a letter to cease and desist, with a cc to our attorney.

Brent made a motion to send a letter and cc our attorney. A copy of the portion of the covenants that states this will be attached. Jess seconded. Motion carried 6/0

Road Project Update/Discussion:

No updated information at this time. Brent stated that if this is something that will be done, he would like to do some “bank shopping”. The board agreed with him, and Randy Laue has volunteered to assist.

Clubhouse Light and Guttering:

Dave visited with Wayne with Streck Guttering and he quoted a price of \$3,900 to install new 5” guttering, gutter guards and downspouts on both the clubhouse and the clubhouse shelter house. When removing the existing guttering on the clubhouse, there is a possibility he will discover some rotten fascia board so we need to be prepared for this just in case. RJ made a motion to accept the bid of \$3,900. Karen seconded. Motion carried 6/0

Clubhouse Outdoor Light: We need to get this working again mainly for safety issues as it is dark out there. A solar light was discussed; however, the main downfall with this is they don’t last long (maybe 2-3 years). Chad Darrah gave us an estimated quote of \$500 if we do the trenching. Lori made a motion that we trench it and have Chad run the wiring for the light. Jess seconded. Motion carried 6/0

Long Dock: Now would be the time to do some repairs to the poles for reinforcement while the ice is on the lake. Spencer Slocum has agreed to organize this and reach out for some volunteers. Brent made a motion to spend \$2,000 for the dock. Lori seconded. Motion carried 6/0

OTHER BUSINESS:

Alan Skidmore commented on the shelter house and that it looks magnificent. He asked about putting a door on the south side of the clubhouse to have the ability to open it up to make it one unit if and when needed. After some discussion, Alan was asked to get an estimate from Manko.

Traci and Aaron Lewis:

Aaron presented specifications for having an 8' x 16' (10 ½' at its highest at the peak) shed moved in on their property. Aaron was asked to complete a building permit and have it staked out as to exactly where they would be placing the shed as the board will need to conduct a site visit. This was tabled until the February 2025 meeting unless it needs to be completed and approved before that time.

Brent sent out a HUGE thank you to the volunteers assisting in clearing snow on individual properties, and a HUGE thank you to the volunteers running the plow/salt truck.

Annual Meeting – January 19, 2025:

Dave discussed the agenda for the annual meeting and asked other board members if they had any items to add/change.

Randy made a motion to adjourn the meeting at 8:11 PM. Brent seconded.

The next board meeting will be held February 4, 2025.