

BOARD OF DIRECTORS MEETING MINUTES
February 4, 2025

The regular meeting of the Lake Elbo Board was held February 4, 2025, in the Clubhouse. The meeting was called to order by President, Randy Laue.

IN ATTENDANCE:

Randy Laue - President
Jess Wickizer – Vice-President
Brent McKeeman – Treasurer
Lori Moses – Secretary
Jim Lund
Karen Van Vleet
RJ Whitlock
Spencer Slocum

GUESTS IN ATTENDANCE:

Dean Van Vleet
Carol Thornburrow
Russ Briggs
Tom Hood
Kim Goracke
Robert Regan
Chad and Anna Hoepner
Alan and Gianetta Skidmore
Todd Nicholson
Jeff Pishny
Kyle Gordon
Emily Kinser
Joel Force
Rob and Chandra Gordon
Cory Gilmore

Minutes of the January 14, 2025 meeting were read by Lori Moses. Brent made a motion to accept the minutes as amended. Karen seconded.

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

OLD BUSINESS:

Equipment (Dump Truck/Dredge):

Dean reported that the dump truck had been put on Purple Wave and it sold for \$5,720. The buyers are from Burlington, KS and they are working with them to get it picked up. It is paid for in full.

Dean presented a list to the board members, of authorized members who are permitted to operate Lake Elbo equipment.

Brent mentioned about getting the dredge advertised for sell. We will hit that in March.

Clubhouse Light and Guttering:

Chad Darrah, the electrician, has been contacted but has not yet scheduled due to the weather. It's just a matter of time, weather conditions, and us having the trench in.

Brent will contact Wayne with Strek Guttering to see when he will be able to get the guttering completed.

Brent reported that a total of 78 bricks, to include 3 business bricks, have been sold bringing in a total of \$8,250. The total cost of the bricks is \$6,300 before installation. He will contact the company to find out the cost for brick laying.

Road Project (Update and Discussion):

After Brent and Randy met with the banker, we are looking at a \$3,000 monthly payment rather than the \$2,000 initial payment we were figuring on.

The quote we received from Schilling was \$169,461.00. This is for new material only. We would have to hire another contractor to do the chip and seal, and crack fill.

The quote we received from Bayer Construction was \$439,220.55. This is for new material, as well as the chip and seal, and crack fill.

NEW BUSINESS:

Mowing Contract:

Dave sent us a template for a contract for mowing. We plan to send contracts to Taussig Landscape, Zach Bottenberg, and Paul Strunk. The area north of the bus stop needs to be added to the contract. Karen made a motion to send out the contracts. Spencer seconded. Motion carried 7/0

Blue Green Algae – Tom Hood:

Tom presented blue-green algae concerns and the need for a plan to the board for discussion. The proposed action plan in his email included: 1) Explore state funding and natural filtration solutions; 2) Attend a watershed meeting; 3) Increase plant filtration at the

far north end; 4) Have open communication with Dave Nelson; and 5) Escalate it up to KDHE to let them solve the situation. He stated that we can't afford to not do nothing. Randy replied that we first need to figure out what exactly the cause is and then make a plan. After much discussion it was decided for members to attend a watershed meeting, plant filtration, and to have Kim Goracke Russ Briggs, Alan Skidmore, and Tom Hood to meet with Dave Nelson. Brent made a motion for people to attend a watershed meeting, plant filtration, and for a group to visit with Dave Nelson. Karen seconded. Motion carried 7/0

Dam Inspection:

The dam inspection needs to take place every three years. We received a price of \$7,500 from SMH; however, B&G Engineers did it 3 years ago for under \$3,000. The inspection is due this summer so we will need to get it scheduled in the next few months.

Building Permit – Todd Nickolson:

Todd Nickolson presented a building permit for a 40x50 storage shed on the property at 5795 Elbo View Dr. The board will do a site visit on Monday at 10:00 AM.

OTHER BUSINESS:

Alan and Gianetta Skidmore are asking about putting a swim spa/pool and cabana on the north end of their house near the lake. They are also wanting to do curb and guttering in front of their property. They were instructed by the board to come with final plans, specs, etc., when they are ready to start, for site visits.

Russ Briggs asked about the plan for dredging up north starting around Goracke's/Brigg's/Reagan's property and going north. He stated that we are going to probably have to maintain this every 2 to 3 years as it consistently silts in. Brent mentioned if we have sold the dredge by Fall this year, we could hire someone to use a long reach to dig out the silt. Randy stated that at this time we are focused on the road.

After discussion amongst the board, it was decided to begin holding the monthly board meetings on the second Tuesday of the month rather than the first Tuesday.

Brent made a motion to adjourn the meeting at 7:48 PM. Jess seconded.

The next board meeting will be held March 11, 2025.