

BOARD OF DIRECTORS MEETING MINUTES
March 11, 2025

The regular meeting of the Lake Elbo Board was held March 11, 2025, in the Clubhouse. The meeting was called to order by President, Randy Laue.

IN ATTENDANCE:

Randy Laue - President
Brent McKeeman – Treasurer
Lori Moses – Secretary
Jim Lund
Karen Van Vleet
Spencer Slocum

NOT IN ATTENDANCE:

Jess Wickizer
RJ Whitlock

GUESTS IN ATTENDANCE:

Dean Van Vleet
Gwen Baker
Kim Goracke
Kyle Gordon
Emily Kinser
Rob and Chandra Gordon
Cory and Julie Gilmore
Chad and Anna Hoepner
Moni Laue
Nancy Gorman
Dawn Wickizer

Minutes of the February 4, 2025 meeting were read by Lori Moses. Brent made a motion to accept the minutes as amended. Jim seconded.

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

Brent discussed the insurance money from the shed roof in the amount of \$20,000. He proceeded to make a motion to use the \$20,000 to pay back ourselves from the dam rip rap project leaving a balance due of \$27,000. This does not include the 25% that comes from dues. Jim seconded. Motion carried 5/0

Brent also made a motion to take the money given through donations for the clubhouse extension and move it to the general fund. This will close the account set up for the donations which was a total of \$19,362.67. Spencer seconded. Motion carried 5/0

Brent inquired if the board had voted on a dues increase for 2026. This has not been voted on and has been tabled for the April meeting.

OLD BUSINESS:

Road Project (Update and Discussion):

Brent reported that the quotes that have been received for Phase 1 were: Bayer Construction in the amount of \$181,000 and Schilling in the amount of \$169,461.00. If Schilling is hired to complete Phase 1, they will take the millings that are removed from the areas that need work to the high road, shape it to the road grade, and then roll the millings for compaction.

The quotes received for Phase 2 were: Bayer Construction in the amount of \$259,000, Circle C in the amount of \$218,000, and Mid-America in the amount of \$124,000.00. These quotes include chip and seal on the high road as well.

Karen made a motion to hire Schilling to start and complete Phase 1. Jim seconded. Motion carried 5/0

While on the subject of the roads, Nancy Gorman stated that when the high road was graded to drain to the east, damage was done to her property. She now does not have proper drainage. She asked the board to take a look at it and she would like a resolution so that she can properly take care of her lawn.

Dam Inspection:

A dam inspection needs to take place every 3 years. Brent received a quote from SMH Consultants in the amount of \$7,200 and a quote from BG Consultants, Inc. in the amount of \$4,000. Brent made a motion to hire BG Consultants. Karen seconded. Motion carried 5/0. Brent did state that BG informed him that if they are hired, they will have this completed by the end of April.

Building Permits:

The board received a building permit from Aaron and Traci Lewis for having a shed moved on to their property. A site visit was completed and the shed will be within their boundaries. The permit was approved and signed by board members.

Todd Nicholson wanted to discuss the building permit that was approved for a storage structure that is being built on his property. He does not know when the actual construction will begin, but he will be pouring a pad and wanted to get permission from the board. Karen made a motion to approve the pouring of the pad. Spencer seconded. Motion carried 5/0

Clubhouse Extension Bricks:

After discussion as to what font to use on the bricks purchased (i.e., all uppercase letters, upper and lowercase letters, etc.), Brent made a motion to use all uppercase letters on the bricks for consistency. Jim seconded. Motion carried 5/0

NEW BUSINESS:**Rules and Regulations, Section G “Livestock and Pets”:**

Gwen Baker read a letter written by Bryan Baker regarding the feral cat problem. Anna Hoepner mentioned several potential hazards that feral cats can create. The board asked her if she would provide us with this information. This information, along with a copy of Section G from the Rules and Regulations, will be included in, and/or attached to, a letter that needs to be sent to current member(s) associated with this problem. Jim made a motion to send the letter(s). Brent seconded. Motion carried 5/0

Water Inspection:

Dr. Joe Gerken will be out in March for more water testing. Randy has volunteered to take him out on his boat for deeper sampling.

Mowing Contract:

Quotes were received from Star Services Property Management (Zach Bottenberg) in the amount of \$310.00 per mowing event and from Taussig Landscape in the amount of \$365.00 per mowing event. We did not receive a quote from Paul Strunk. Brent made a motion to hire Star Services Property Management as our mowing service. Karen seconded. Motion carried 5/0

Fireworks Budget:

Jim stated that \$7,500 will be needed for 2025. Lori made a motion to provide \$7,500 to Jim for fireworks. Spencer seconded. Motion carried 5/0

Spring Work Day:

Spring work day has been set for April 26, 2025. Dean Van Vleet mentioned that the dam rip rap project needs completed. Kelly Briggs informed us that we need to strategically place some 6”-12” rock, on the water side of the dam, in voids at the top of the rip rap to help prevent the AB3 gravel from washing out. Dean also requested an additional load of rock for the entry road to the storage unit. Karen made a motion to purchase the rock for the entry road to the storage unit. Brent seconded. Motion carried 5/0

Aside from the rock being placed on the dam, other projects that need addressed are: digging a trench for wiring to clubhouse extension; repair of long dock; and installation of the volleyball net.

OTHER BUSINESS:

Alan Skidmore is wanting to pour an 18' concrete pad on the east side of his existing detached garage. He will present plans to the board when he is ready to complete this project.

Alan also stated that some of their lakeside rock has moved/shifted, so they are wanting to get permission to reset the rock. They will also be digging out for reinforcement. The board said that any, and all improvements, are welcome.

Randy plans to do a Spring BBQ shoot. No date has been set at this time.

Brent asked Harold if he felt we need to burn around the silt pond. Harold said that it is hard to spray if the grass gets too high and he thinks it would be a great idea. Harold will try to get something scheduled when the weather cooperates. Moni suggested calling Blue Township to be present at the time of burning. She will contact them to see if they are willing to do so.

Brent took the opportunity to thank Amanda McKeeman and Wendy Matthews for the smooth process of the renting and cleaning of the clubhouse.

Spencer made a motion to adjourn the meeting at 7:40 PM. Brent seconded.

The next board meeting will be held April 8, 2025.