

BOARD OF DIRECTORS MEETING MINUTES
May 13, 2025

The regular meeting of the Lake Elbo Board was held May 13, 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
RJ Whitlock

NOT IN ATTENDANCE:

Jess Wickizer

GUESTS IN ATTENDANCE:

Dean Van Vleet
Brooke Steiner (Charlson-Wilson Insurance Agency)
Emily Kinser
David Spunaugle
Julie Gilmore
Anna and Chad Hoepner
Alan and Gianetta Skidmore
Wendy Matthews
Dawn Wickizer
Rob and Chandra Gordon
Moni Laue

Minutes of the April 8, 2025 meeting were read by Lori Moses. Brent made a motion to accept the minutes as read. RJ seconded.

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

OLD BUSINESS:

Insurance Review Presentation:

Brooke Steiner, our insurance representative with Charlson-Wilson Insurance Agency, presented our current account review for the lake's coverage. She did confirm that the new addition to the clubhouse is now included, as well as the new dump trailer. There were no additional questions from the board nor other members present at the meeting. Brent gave a "thank you" shout out to Brooke for all of her assistance and for always checking in after any type of storm.

Road Project Status:

Brent reported that Phase 1 is complete. 84 tons of millings were used rather than the 50 tons we originally thought would be needed. Elbo Ridge was tore down to the original gravel road and Schilling then did a double layer of asphalt that is now 4-6" thick. The millings from Elbo Ridge were hauled to Elbo Bluff where they were spread and rolled. The "guesstimate" for the total invoice is around \$181,000-\$183,000. In order to pay the final invoice, we will use \$110,000 from the road fund money market account and pay the balance due using our Line of Credit.

Phase 2, that will consist of Chip and Seal, will be completed sometime in July, as well as the Phog Seal. Circle C will be completing this phase of the road project. The board will try to inform members ASAP when this begins as it does not dry as fast so traffic will be limited for a period of time.

Term Note Approval – Road Project:

Brent and Randy had a phone conversation with Marcy, our loan officer at Commerce Bank, about setting up a Multi-Advanced Term Note for an estimated amount of \$277,000. This would be set up as a 15-year term note with a 5-year balloon. The interest rate is 6.85% with the monthly payments being less than \$3,000. Our LOC is at 8% interest. There would be an early payoff penalty if paid off within 1 year. They were able to fine the second mortgage for the silt pond. Brent discussed with the board, and everyone agreed, that we need to keep our Line of Credit open with \$50,000 available.

Brent made a motion to set up of the multi-advanced term note as described. Karen seconded. Motion carried 6/0.

Spring Workday Review:

Randy reported we had another successful workday and wanted to give thanks to those who helped and for everything that got accomplished.

4th of July Celebration Agenda:

The board reviewed the 4th of July Celebration Agenda and everyone agreed that it looked good. It will be posted on the Lake Elbo FB page soon. Brent reported that he will reach out to members to volunteer at the "gate" for donations.

Pending Projects:

Long Dock – Kyle Gordon will now take charge of this project and plans to do the work in the Fall (possibly on workday).

Culvert Tube – Brent would like to start a list of drainage issues around the lake to hopefully get completed before Circle C comes to do the chip seal. He suggested possible mid-year workdays. After much discussion about drainage issues and some major points of interest, Brent made a motion to purchase a load of AB3 rock to be used for shoulder work. Jim seconded. Motion carried 6/0

Rip Rap on Dam – Dean would like to get a group of volunteers starting at 8 AM on May 17th to work on this.

NEW BUSINESS:**Lake Elbo Website:**

Kyle Gordon will meet with Jim Lund to learn how to put documents on the website, as well as “manage” it, in order to assist Jim.

North Channel Banks:

Brent would like to purchase some brome seed to re-seed what was burned on the bank. The board told Brent to go purchase what is needed. Robert, Joel and/or Doug will spread the seed.

Dean and Karen Van Vleet Building Permit:

Dean presented a permit to build a 20'x24' carport located at 5752 Elbo View. It will be constructed of wood with a black metal roof (same as what is over their existing deck on the backside of their home). The carport will be constructed in front of the shed on the East side of their house. Brent made a motion to approve said carport pending site visit. Lori seconded. Carried 6/0

Bill and Patty Porter Permit:

Bill and Patty Porter want to put up a black chain link fence in their back yard located at 5744 Elbo Ridge Dr. It will come off the corners of their existing residence out 64'. Karen made a motion to approved pending inspection. Lori seconded,

Wendy Matthews Permit:

Wendy Matthews presented plans to put a metal roof over her existing deck on the back side of her residence. Color same as house trim. 28 gauge. Karen made a motion to grant Wendy permission to bu. RJ seconded. Motion carried 6/0

OTHER BUSINESS:**Board Positions:**

Brent visited with Jess Wickizer and he is willing to stay on the board but give up the Vice-President position. Kyle Gordon will now take over this role on the board

Karen Made a motion to adjourn the meeting at 7:28 PM. Lori seconded. Motion carried

The next board meeting will be held June 10, 2025.