

BOARD OF DIRECTORS MEETING MINUTES  
June 10, 2025

The regular meeting of the Lake Elbo Board was held June 10, 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  
Kyle Gordon  
Jim Lund  
Karen Van Vleet  
RJ Whitlock  
Jesse Wickizer

**GUESTS IN ATTENDANCE:**

Emily Kinser  
Alice VanStory  
Moni Laue  
Barry Linn  
Rob and Ellie Watson  
Kent Yeager  
Todd Nicholson  
Anna and Chad Hoepner  
Julie and Cory Gilmore  
Chandra Gordon  
Christy Finney  
Kelly Linnemann  
B J Finney  
Traci and Aaron Lewis  
Dawn Wickizer  
Zach Bottenberg  
Danielle Force  
Alan and Gianetta Skidmore  
Robert Regan  
Carl Griesse  
Laureli Kitchner  
Jeff Pishny  
Bret Rohr  
Harold Brooks  
Tom Hood

Minutes of the May 13, 2025 meeting were read by Lori Moses. Karen made a motion to accept the minutes as amended (Kyle being in attendance rather than Spencer). Brent seconded.

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

### **OLD BUSINESS:**

#### **Road Project Status and Financing:**

Phase 2, completed by Circle C, has a projected completion date of the end of July. Brent mentioned that the Multi-Advanced Loan range is now \$288,000-\$315,000 which is an amendment to what was previously approved. Randy would like to visit with Kelly Briggs to see how effective the chip seal would be on millings. Brent visited with Caleb with Circle C, and he will take a look at it. If the millings are loose, it is probably not advisable to do so. If the millings are compacted, probably a good idea. Brent made a motion to approve the multi-advanced loan with a range of \$288,000-\$315,000. Karen seconded. Motion carried 6/0

#### **July 4<sup>th</sup> Celebration Schedule:**

The 2025 schedule is pretty much the same as last year. Harold said that Russ proposed to him that we should provide a t-shirt to all who enter the fishing derby. Harold suggested putting something like this off until next year due to short notice for this year.

#### **Dam Inspection:**

The cost of the dam inspection was \$4,000 and needs to be completed every three years. It has been completed for 2025 and the report has been submitted to the State. There are some washouts on the back side of the dam, so in the fall, possibly do a mowing and fill in the voids.

#### **Review Projects List:**

This was tabled at this time.

#### **Dredge Sale:**

Kyle Gordon reported that we are going to list it with Richey Brothers in order to get it sold.

### **NEW BUSINESS:**

#### **Membership Application – Christine Finney:**

Kelly introduced Christine Finney for a new membership at 5775 Elbo View Dr. Brent made a motion to accept said membership pending receipt of application. Karen seconded. Motion carried 6/0

**Building Permit – Todd Nicholson:**

Todd presented samples of both the current siding of his house as well as samples of the colors of the siding and roofing for his new building. Karen made a motion to approve the siding and roofing. RJ seconded. Motion carried 6/0

**Blue Green Algae Testing and Mitigation:**

Tom Hood presented information that he has gathered on blue green algae. A bloom that covers 25-30% of lake can kill off the existing fish as it takes out all the oxygen. In humans and animals, it causes bacteria that blocks enzymes in the liver. The blue green algae is caused by: 1) The land up north – cow manure; 2) septic systems; 3) fertilizer. We need to find a solution.

Tom's plan that was presented to the board:

- 1) Expanding the water testing to several areas around the lake
- 2) Caffeine testing for septic leakage (Brent stated that KSU is to do this test in 6 different locations).
- 3) If the caffeine testing is positive, begin targeted septic system inspections.
- 4) Fertilizer ban on all properties unless applied by a licensed professional.
- 5) Algae control treatments (examples: MuckAway, a bacteria enzyme treatment; Barley straw bales; Evaluate the idea of installing a bubbler system; Avoid copper sulfate; Engage with a lake management consultant for treatment optimization
- 6) Weekly posting of the toxin level on social media

Phase 2 – Long term plan:

- 1) Document cattle feedlot contamination
- 2) Legal and regulatory escalation
- 3) Septic Oversight and Support. Scott Schwinn informed Tom that the county does not do water testing.
- 4) Resident engagement and compliance
- 5) Apply for restoration grants
- 6) Annual review in October

Brent brought up a few things that can possibly get approved tonight.

- 1) Communication with KDHE
- 2) The use of aquatic plants
- 3) Possible budget for testing to include from a private company instead of Kansas State University
- 4) Start the discussion of restricting lawn fertilizer

Karen made a motion to have Brent and Tom contact the KDHE. RJ seconded. Motion carried 6/0

Brent made a motion to be allowed to budget for weekly testing for at least the next 10 weeks. Karen seconded. Motion carried 6/0

Brent made a motion to buy a few small square bales of barley straw with the idea to try to treat the swimming area, the north end, and cove. He would also like to try more aquatic plants pending the cost. RJ seconded. Motion carried 7/0

Brent suggested setting aside the \$12,000 CD rather than investing it at this time.

#### **Alan Skidmore:**

Alan presented a request to shut down the lake for a few hours for a jet ski time trial on Sunday, June 22 from 12 noon – 3 PM. The money raised from this event will be used to do repairs of playground equipment in Casey's park. The event will have a \$20 entry fee. Jim made a motion to approve this event as well as shutting down the lake. Jess seconded. Motion carried 7/0.

#### **Alice VanStory:**

Alice asked if she and other widows could be grandfathered from the dues increase. Jim suggested that this be tabled.

#### **Use of Millings:**

Alice inquired about millings for her driveway. RJ stated that the millings would need to be delivered and spread out using the lake tractor and trailer. Zach said he would do the work using his equipment. Alice suggested taking a look at both her and Joyce Clark's driveways to see exactly what they are needing.

Harold would like to use millings for the drive down to the point using the lake trailer and tractor. They will visit this area at the same time as they are at Alice and Joyce's.

#### **Other Business:**

It was asked if the board could purchase a sign to be placed at the entryway to announce the blue green algae issue.

Brent made a motion to assist Harold financially, if needed, for the fishing derby. Lori seconded. Motion carried 7/0

Karen made a motion to adjourn the meeting at 8:00 PM. RJ seconded. Motion carried 7/0

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