

BOARD OF DIRECTORS MEETING MINUTES
December 9, 2025

The regular meeting of the Lake Elbo Board was held December 9, 2025, in the Clubhouse. The meeting was called to order by President, Randy Laue.

IN ATTENDANCE:

Randy Laue – President
Kyle Gordon – Vice President
Brent McKeeman – Treasurer
Lori Moses – Secretary
Jim Lund
Karen Van Vleet
Jess Wickizer

NOT IN ATTENDANCE:

RJ Whitlock

GUESTS IN ATTENDANCE:

Larry and Anita Lundgren
Emily Kinser
Haley Gordon
Rob Gordon
Alan and Gianetta Skidmore
Chad and Anna Hoepner
Cory and Julie Gilmore
Laureli Kitchner
Lana Northrup
Kelly Linnemann
Amanda McKeeman
Dawn Wickizer
Danielle Force
Joel Force
Nancy Gorman
Harold Brooks

Minutes of the November 11, 2025 meeting were read by Lori Moses. Brent made a motion to accept the minutes as read. Jess seconded. Motion carried 6/0

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

WELCOME & ADDRESS ANY GUESTS:

Larry and Anita Lundgren, friends of Mitch and Terry Moomaw, attended the meeting as they are interested in possibly purchasing a lot/property. They had some general questions to ask the board and Brent also gave them a copy of the Lake Elbo Rules and Regulations.

OLD BUSINESS:**Annual Meeting Prep:**

Annual meeting will be held January 18, 2026 at 1:00 PM at the Lake Elbo Clubhouse. Brent will be handing out a survey to the members who are present to get their opinions on possible future projects.

Joel asked to add more questions to the survey. The board asked Joel to please present them to the board.

NEW BUSINESS:**New Membership – Jim and Michelle Waters’ Residence:**

Kelly Linnemann introduced Lana Northrup who has purchased the property currently owned by Jim and Michelle Waters located at 5724 Hervey Lane. Lana plans to move in on January 20, 2026. Lana presented her membership application. Brent made a motion to accept her membership. Jim seconded. Motion carried 6/0.

New Membership – Jim Hartford Residence:

Megan Campbell presented a membership application as she has purchased the Hartford property located at 5710 Elbo View Drive. She plans to live there full time with her two sons. Brent made a motion to accept her membership. Karen seconded. Motion carried 6/0

Caretaker House Rental/Maintenance:

Randy and Brent did a walkthrough inspection after the previous renters moved out. A few things that they recommended to be done were: Cleaning and painting, replacing air filters, and replacing minor things that are broke and/or not working. The question was asked, “How do we handle this”? Do we get volunteers to do the work or hire someone else. It was decided to have volunteers to do it all except for the carpet cleaning. Jim Lund volunteered to scrape the ceilings to make them fresh and much easier to paint and clean. Karen and Lori volunteered to paint and plan to get started on January 12th. Haley Gordon will be the new renter come February 1, 2026.

July 4 2026 Celebration (Set Date):

The Lake Elbo July 4th celebration will be held on July 4 2026. Jim will get with the board as far as a budget for the fireworks.

Lake Elbo Facebook Page:

Brent read a paragraph from the board meeting minutes from March 2, 2021 in regards to what the board at that time discussed regarding the Lake Elbo Facebook page. It says, "Jeff Pishny reported that he spoke to Meltem Baltazar who was the creator of the Lake Elbo Facebook page. She is willing to give the page completely over to Lake Elbo Board for providing community members with lake information. Discussion ensued regarding Administrators of the page and getting the page updated. Joel Force motioned to have the Secretary of the Board as one of the Administrators along with 2 other board members. Rita Taylor seconded. Motion carried. Danielle Force, as Secretary of the Board, along with Jeff Pishny and Jim Lund will be administrators of the Lake Elbo Facebook page."

It was also mentioned that actual actions on said Facebook page would not be in the hands of the board, but with the community members that are administrators.

After discussion with the Lake Elbo attorney, Brent read highlights from our meeting with him to include, but not limited to:

- The Board maintains that the Facebook page is not the official means of communication for the Lake Elbo Club, Inc.
- Board members will not serve as administrators of the Facebook page in their capacity as Board members
- Members of the Lake Elbo community will be administrators of the page
- While some community members could also be Board members, they would be administrators of the Facebook page solely in their capacity as a community member and not a Board member
- Any information the Board desires to post on the Lake Elbo Facebook page will not be posted from a Board member's personal account but will instead be posted from the "Lake Elbo Board" Facebook account

Brent continued stating that due to the lack of implementation, failure to communicate to subsequent board members, and it being contrary to our actual practices, that he makes a motion to rescind the March 2, 2021 Facebook board decision and adopt verbatim the advice of counsel. Jim seconded. Motion carried 6/0.

Gianetta Skidmore read a letter to the board. She refused to answer questions or discuss topics within the letter and left the meeting. It is noted that the Board did not receive a copy of said letter.

Amanda McKeeman presented, as a member administrator of the Lake Elbo Facebook page, guidelines that will be posted and enforced.

Snow Plow:

Kyle asked to purchase polyurethane blades for the snow plow at the cost of \$300. Jess made a motion to allow Kyle to purchase the blades. Karen seconded. Motion carried 6/0

OTHER BUSINESS:

Joel Force asked about the \$30,000 being moved from one account to another account that is being discussed when reading of the Treasurer's report from last month and this month. He is wanting a report to show that we owe ourselves back, as well as the individual transactions taking place, for the clubhouse addition and the dam rip rap project. Brent will visit with our accountant to add lines to show these transactions. Jim Lund suggested making an additional report showing the balances/transfers.

Joel also inquired about the \$8,000 balance in the road fund last month. He asked if this is going to be applied to the note or are we holding on to it. Brent explained all the details.

Amanda McKeeman asked the board to consider doing something for Wendy Matthews for Christmas as a token for going above and beyond when cleaning/taking care of the clubhouse. She suggested a poinsettia and card or something else. Jim made a motion to give Wendy a flower and card. Kyle seconded. Motion carried 6/0

Brent made a motion to adjourn the meeting at 7:40 PM. Karen seconded. Motion carried 6/0

The next board meeting will be held January 13, 2026.