

BOARD OF DIRECTORS MEETING MINUTES  
January 13, 2026

The regular meeting of the Lake Elbo Board was held January 13, 2026, 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  
RJ Whitlock  
Jess Wickizer

**GUESTS IN ATTENDANCE:**

Dean Van Vleet  
Erin McCormick  
Chad and Anna Hoepner  
Emily Kinser  
Haley Gordon  
Todd Nicholson  
Tony Mann (Waterville, KS with Lake Idlewild)  
Tracey Mann (Waterville, KS with Lake Idlewild)  
Ann Walter (Waterville, KS with Lake Idlewild)  
David and Lv (Elvira) Franqui  
Ashley Lour  
Dawn Wickizer  
Moni Laue  
Alan and Gianetta Skidmore  
Harold Brooks  
Jeff and Jen Pishny

Minutes of the December 9, 2025 meeting were read by Lori Moses. Brent made a motion to accept the minutes as read. Karen seconded. Motion carried 7/0

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

## **WELCOME & ADDRESS ANY GUESTS:**

### **Guests from Blue Rapids (Dredge):**

Ann Walter from Waterville, KS, along with Tony and Tracey Mann, attended the board meeting for dredging advice and to ask questions. They are serving on a committee that is aiming toward revitalizing their historic city lake. Brent met with them before the board meeting took place to show them the dredge as well as provide them with some additional contact information. They are interested in possibly renting our dredge or buying it. Brent did inform them that we will not likely rent out the dredge but that it is for sale.

### **New Membership Application (Josh Pease Residence):**

David and Elvira Franqui, along with their two children, presented a membership application as they have purchased the Josh and Christina Pease property located at 5626 Elbo Bluff Dr. Brent made a motion to accept the membership application. Karen seconded. Motion carried 7/0

## **OLD BUSINESS:**

### **Caretaker's House:**

An update was given as to the progress being made in getting the caretaker's house ready for the new renter starting February 1, 2026. A BIG thank you to Jim Lund who has scraped all of the popcorn ceilings and applied new sheetrock mud. Lori and Karen have painted the ceilings and will now start on the walls, interior doors, trim, and other miscellaneous items. Discussion pursued in regard to replacing the flooring. Tim Lour had sent Brent McKeeman an estimate for his labor if new flooring is to be installed. Brent made a motion to hire Tim to remove all of the current floor coverings and install luxury vinyl plank flooring throughout the house, except for the bathroom. Karen seconded. Motion carried 6/1

It was then asked if the two ceiling fans could be replaced with new ones as the current ones are old and rusty. Brent made a motion to allow Lori and Karen to purchase 2 new ceiling fans within a budget of \$300. Jim seconded. Motion carried 7/0

Next was discussion about hiring an electrician to install a new outlet for the refrigerator as it is currently plugged into a power strip and to run new wiring to install a porch light that will work on a separate switch. This light is needed for safety reasons. Lori made a motion to allow Brent to contact an electrician to install a new outlet in the kitchen and to install a porch light. Brent seconded. Motion carried 7/0

Last, but not least, Jim made a motion to allow Lori and Karen to purchase paint for the walls. No budget was set for this purchase as an exact amount of paint needed is not known at this time. Brent seconded. Motion carried 7/0

### **Status of Repayment to Ourselves:**

Brent has composed two individual reports to show the transactions, and balances due, for repayment to ourselves, from the road fund. The original amounts were \$51,000 for the

clubhouse shelter (with a current balance due of \$35,000) and \$50,000 for the dam rip rap project (with a current balance due of \$14,000). Monthly payments of \$1,500 each are currently taking place. Once the rip rap project is paid back in full, the board could possibly double the payments for the clubhouse shelter to get it paid back in full. This will be a future board decision.

### **NEW BUSINESS:**

#### **Dean Van Vleet (Use of Millings):**

Dean talked on behalf of Mark Yeardley who would like a pile of the gravel and millings for a parking area beside his driveway. Mark would also like the use of the lake's dump trailer to travel to Topeka and back to pick up the piece of equipment that he will need to haul the materials. Brent stated that he had offered to Mark the use of his personal dump trailer rather than using the lake's and he was fine with that. The millings definitely need to be used up sooner than later. The gravel chips will be used for shoulder work around the lake. Brent made a motion to allow Mark to use however much of the millings he needs. Karen seconded. Motion carried 7/0

#### **Annual Meeting Finalization:**

#### **Verify Board members willing to re-run/identify potential nominees:**

Jess Wickizer, Randy Laue and Jim Lund's terms will be expiring. Jim and Randy stated that they are both willing to re-run. Other members that have agreed to run are Jeff Pishny, Erin McCormick and Anna Hoepner. Additional nominations will be accepted at the annual meeting.

#### **2025 Accomplishments:**

Accomplishments mentioned during the meeting were: Construction of the clubhouse shelter, road project, dam rip rap, ditch rip rap, installation of bricks alongside the clubhouse shelter, and landscaping.

#### **2026 Projects survey:**

Brent talked about the items that will be on the survey that will be handed out to members (one per household) for possible projects in the next 1-3 years.

Brent made a motion to adjourn the meeting at 7:25 PM. Jim seconded. Motion carried 7/0

The next board meeting will be held February 10, 2026.