

LAKE ELBO CLUB, INC.

MEMBERS ANNUAL MEETING

Sunday, January 18th, 2026

Members Annual Meeting @ 1:00 pm



Agenda

CALL TO ORDER- Presentation of the flag

Recognizing those who we've lost - Randy

SECRETARY 2024 MINUTES – Lori Moses

TREASURER'S REPORT – Brent McKeeman

BUSINESS:

- 2025 Accomplishments
 - **Road project - Brent**
 - Goal of slowing deterioration of our Asphalt roads. Elbo Ridge in particular
 - reduce the moisture getting into cracks. Slow cracking and busting
 - Started 3 years in advance with Board Goal setting
 - Discussed at Board meetings every month for over a year
 - Countless hours coordinating and communication with contractors
 - Organizing and ensuring financing was done in advance and with all due diligence.
 - Best rates asked of multiple banks. Commerce interest rates based on prime and closing costs were minimized. No commercial appraisals needed.
 - Multiple workdays, special workdays, & individuals doing prep work of building up shoulders, small patching, and crack sealing
 - Multiple bids for both Phase 1 and Phase 2, lowest bidders selected
 - A \$400k project brought in under budget and well below approved available finance
 - >30% of project, \$130,000, cash paid at the beginning, shorting initial borrowing.
 - Phase 1 Shillings New asphalt in worst locations, Elbo Ridge and spots
 - They without out a change order, took old millings from Ridge and compacted on the high road, Bluff
 - Phase 2, Circle C. Crack seal, Chip & seal, and Fogging. They were lowest bidder in large part because they also won, Pott. Co. bid. Elbo piggy backed off Pott Co rates and material specs. Chip Sealed everywhere except unnecessary brand-new Asphalt on Elbo Ridge and Dam. Fogging was a new thing for Elbo. It seems to have good results to further seal cracks
 - Considerable effort was made to communicate about Fogging to protect members vehicles and get best results. Routes planned, cone channels used, all possible efforts to minimize inconvenience to members. Weather and necessary traffic such as trash & mail were significant factors.
 - Circle C was very appreciative of the Boards efforts to assist the process. They reduced their invoice by \$12k from what had been estimated and approved.
 - The current balance of Multi advance term note for road project is about \$264k. Thanks to the 2026 dues increase, the lake membership is now setting aside 30%, \$40k per year to Road Rund. Full repayment is very likely in less than 10 years.
 - Excess byproduct materials, such as many loads of millings and limestone chips were kept. To be used for other projects and improvements
 - All improvements to the high road, Bluff were done with excess materials. No additional change orders were added for those improvements. There is no free lunch. But it would have been hard to find a better deal.
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 - **Successful Workdays – Randy**
 - Spring Workday - Dam Riprap – Dean's project as per the advice of Kelly Briggs Hand place small rip rap (6-12") along the edge of dam face

- Millings on shoulders of dam, special thanks to members that contribute personal equipment for free lake use.
- Flagpole flower bed clean up,
- Clubhouse Cleanup,
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- **Fall workday**
- Clubhouse & Mulch.
- Flagpole & Tennis courts
- Culvert clean outs
- Riprap Ditches & large Rip rap as safety barrier along Y
- Large equipment was donated for free to move material including dump trailers, flatbed trailers, skid steers, and mini excavators
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- **Memorial Bricks installation – Randy** – Memorial Bricks and landscaping was done by clubhouse addition
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- **Streetlight East of Clubhouse finished - Randy** – trencher was donated to put a line under ground to streetlight east of Clubhouse. This was the last loose end of the Clubhouse addition project. Lighting around clubhouse is the best it has ever been.
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- **Dam Inspection – Randy** - our state required 3 year inspection was completed by BG Consultants
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- **Water testing & Blue-green Algae – Randy** - During the summer, weekly Blue-Green Algae testing was done at the Beach area and posted for the membership. Barley straw was tested as a mitigation, found in bulk and purchased for future mitigation
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- **Walking Trails – Randy** - were mowed in North areas by creek & below dam
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- **Holiday Events – Randy** – Great 4th of July, Halloween, Turkey shoot fund raiser, Christmas Brunch, etc.
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- **Smooth operation of Clubhouse – Randy** – Another year of smooth & organized access for members to a clean & ready clubhouse.
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- **Excellent Mowing services – Randy** – grass conditions in Club areas continue to improve from seeding, mowing, weed eating, and leaf pick up from an excellent property maintenance company owned by one of our members
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- **Sale of Dump Truck & Purchase of Dump trailer – Randy**- we let go of an older more difficult machine and purchased a new, safer, and more convenient trailer.
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- **Fireworks Storage racks in shop – Randy** – Improvements have been made and clean up done inside of the Lake's Shop. Maintenance and improvements of Salt truck have been done
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- **Improved gravel drives to shop & Silt Pond – Randy** – Road access was improved with gravel in many areas.
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- **Aging report, (Past Dues) – Randy** – out of 105 members, one significant carry over delinquency, now on payments
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- **2026 and Future Focus areas (Randy)**
 - Community Events/Successful Workdays, trees, shoulder and road work, goal to use up all remaining materials
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 - Blue Green Algae testing and Mitigation, Memorial Day to Labor Day weekly testing at beach. Barley straw bagged and used to suppress Blue-green Algae. Continue to track nutrient levels. Hire K-State testing as required.
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 - Long Dock Overhaul
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- Sell the small Dredge, put those proceeds into Lake Dredge Fund
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- Follow up on Survey
 - Possible planning for Big Dredge
 - Possible steps for fertilizer mitigation
 - Possible Long Reach Hoe for channel clean out, members shorelines if they pay, and build silt & nutrient retention pond
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- Presentations for Survey
 - Brent, Introduction & Purpose
 - Jeff Pishny, Big Dredge history and Project 2034
 - Tom Hood, Fertilizer & Blue Green Algae
 - Brent McKeeman, Silt & Nutrient Retention Pond
- New Board Members- nominations and vote (Randy)
- Vote Count- **Double Count**
- Introduction of New Board Members (Randy)

MOTION TO ADJOURN