BOARD OF DIRECTORS MEETING MINUTES
February 10, 2026

The regular meeting of the Lake Elbo Board was held February 10, 2026, in the Clubhouse. The meeting was called to order by Vice President, Kyle Gordon.

IN ATTENDANCE:

Jeff Pishny - President
Kyle Gordon – Vice President
Brent McKeeman – Treasurer
Lori Moses – Secretary
Jim Lund
Karen Van Vleet
RJ Whitlock
Joel Force

GUESTS IN ATTENDANCE:

Dean Van Vleet
Emily Kinser
Haley Gordon
Rob and Chandra Gordon
Chad and Anna Hoepner
Laureli Kitchner
Julie and Cory Gilmore
Amanda McKeeman
Randy and Moni Laue
Jess and Dawn Wickizer
Danielle Force
Todd Nicholson
Jennifer Pishny
Rita Brychta
Alan and Gianetta Skidmore
Lana Northrup
Harold Brooks
Tim and Ashley Lour

Minutes of the January 13, 2026 meeting were read by Lori Moses. Jim 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.

OLD BUSINESS:

Board Officer Selection:

Jeff Pishny– President

Kyle Gordon – Vice President

Brent McKeeman – Treasurer

Lori Moses – Secretary

Dean Van Vleet spoke and thanked Jess and Randy for serving on the board last year and presented Randy a gavel for his service as President.

Survey Results:

Due to "technical difficulties", this topic was tabled.

Caretaker's House:

Actions Taken:

Lori reported that the ceilings have been scraped, mudded and repainted; holes and cracks in the walls were mudded; all the walls, trim, and interior doors were painted; the floor was jacked up to add support and level it as much as possible; insulation was put in the crawl space; new flooring was installed throughout the house except for the bathroom; two mini-split units were installed; a new electrical outlet was put installed in the kitchen so that the refrigerator would not have to be plugged in to a power strip; new ceiling fans and a ceiling light fixture in the bedroom were installed; and the entire house was deep cleaned.

Expenses:

The total for everything mentioned in the actions taken section was $14,442.96.

After some discussion amongst the board members, there is a possibility of looking into changing the renter contract in regard to allowing pets.

NEW BUSINESS:

Lana Northup (Building Permit):

Lana Northup submitted a building permit as she is wanting to add on to her existing residence located at 5724 Hervey Lane. The plans show the construction of a 136 sq. ft. dining room on the NE corner of the home as well as enclosing the existing upper deck screened end porch. Karen made a motion to approve the building permit upon approved site visit. Lori seconded. Motion carried 7/0

Fireworks Budget:

Jim asked for a budget of $7,500 for fireworks and asked if anyone would like any changes to take place this year. Brent made a motion to the accept a budget of $7,500 for fireworks. RJ seconded. Motion carried 7/0

Schedule Strategic Goals Meeting for Board Members:

Brent asked for a work session to discuss goals/projects/priorities for 2026. A date of February 24th at 6:30 PM was set for this work session to take place. It was told to members in attendance that they would be allowed to sit in and listen but that it was not a question/answer/comment work session.

OTHER BUSINESS:

Joel had several things that he wanted to discuss.

1) Joel stated that in the January meeting the passing out of millings was discussed. He feels that Alice VanStory and Joyce Clark should be a couple of the first two to receive some. It was clarified that the millings are for anyone and that Alice and Joyce are welcome to take (or have delivered) as much as they want. They will need to find someone to deliver and apply them wherever they need them.
2) Joel mentioned that last summer there was a fund raiser for the replacement of broken playground equipment and that he had the information as to what was needed and would like to get it ordered as soon as possible. It was discussed that the board never received any money from this event, so they were unaware of what materials were needed or the cost of said materials. Jim stated that no specific things were brought to the board. The estimated cost, from Joel, is $400 with $200 of this coming from the money raised during the 2025 event.
3) Joel asked who determines attorney fee usage. He said that it was not mentioned in the minutes that the board had been, or currently is, communicating with the Lake Elbo attorney. Jim commented that when something comes up that is beyond the board's control, we have to hire legal counsel. These types of issues are classified as client/attorney privileges which sometimes need to stay amongst the board.
4) Joel said that when he reads through the treasurer's reports that there are months that some categories are included and then the next month it may be gone and then appear again. He feels we need to do a standardized report that shows the same categories every month even if there is no activity. Brent commented that this is done so we don't have a 3 to 4 page report every month. If there is no activity in a category, it doesn't show up. This is called a consolidated balance sheet.

Dawn Wickizer asked how the board would like to be notified if a member has a concern/question/etc. Jeff responded that they should reach out to any board member with whom they are comfortable with.

Lori made a motion to adjourn the meeting at 7:35 PM. Jim seconded. Motion carried 7/0

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