BOARD OF DIRECTORS MEETING MINUTES
May 12, 2026

The regular meeting of the Lake Elbo Board was held on May 12, 2026, in the Clubhouse. The meeting was called to order by President, Jeff Pishny.

IN ATTENDANCE:

Jeff Pishny - President
Kyle Gordon – Vice President
Brent McKeeman - Treasurer
Lori Moses – Secretary
Jim Lund
Joel Force

NOT IN ATTENDANCE:

RJ Whitlock
Karen Van Vleet

GUESTS IN ATTENDANCE:

Dean Van Vleet
Emily Kinser
Haley Gordon
Laureli and Harry Kitchner
Todd Nicholson
Randy and Moni Laue
Erin McCormick
Bret Rohr
Rob and Chandra Gordon
Anna and Chad Hoepner
Julie and Cory Gilmore
Jen Pishny
Gianetta Skidmore
Wendy Matthews
Carrie Force
Harold Brooks
Amanda McKeeman
Rita Brychta

Minutes of the April 14, 2026 meeting were read by Lori Moses. Brent made a motion to accept the minutes as read. Kyle seconded. Motion carried 5/0

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

EXECUTIVE SESSION:

An executive meeting took place at 6:42 PM.

OLD BUSINESS:

Discussion of Section 1 in Rules and Regulations (Rental Property):

Jeff obtained a copy of the rules from Tattarax on short term rentals which he shared with the board members to read over to see if this is something that we would want to incorporate in the Lake Elbo Rules and Regulations. Joel read the said paragraph to the membership in attendance.

After much discussion, Jim made a motion that we use this paragraph, refine it, and finalize at a future meeting. Lori seconded. Motion carried 5/0

Jim made a motion that we send a letter to Danielle Force stating that the board no longer tends to pursue legal actual in regard to short-term rentals, pending all rules and regulations are being adhered to. Brent seconded. Motion carried 5/0

Update of Lake Water condition (North Channel):

Jeff stated that this topic will continue to be on the agenda, mainly for updates. Rita Brychta asked if there will be barley straw bags available for installation on individual docks. Brent replied that, yes, they will be available.

Brent showed pictures of the current condition of the north channel.

Update of Dredge Liquidation:

Brent reported that they visited with Kelly Briggs about the sale of the dredge. Kelly stated that he has a possible buyer(s) but there is nothing definite. It is listed for $80,000 but we would be willing to take $50,000. Joel has a person he knows that sells heavy equipment, so he will also reach out to him to hopefully get this sold.

July 4th Celebration:

Jim inquired about possibly selling larger (5") mortar shells to upgrade the display, yet save money from the budget. If an individual wants to purchase them, Jim will be more than happy to fire them off. The estimated cost is $40 per shell.

Harold mentioned that donations for the fishing derby would be greatly appreciated.

NEW BUSINESS:

Executive Session Follow-Up:

Jeff explained to the membership present at the meeting what was discussed during the executive meeting held prior to the monthly meeting. Bayers will be leasing the land north of Lake Elbo from Dave Nelson for construction of a rock quarry. The estimated time frame

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to this is 5-10 years, depending on how much rock they can obtain, the demand for rock, etc.

They will be building 3 ponds – one being a pond at the North end which will serve the purpose of the retention pond we were going to possibly build for water filtration. This alone will save us approximately $40,000-$60,000. Jeff asked them about water quantity. The ponds will be regulated by the State and will have valves for water quantity control. If Lake Elbo gets low on water, they can release the valve to put water back in. Bayers will be making a road that will go along the north fence line from the access road to the silt pond to Moody Road. This access road will be locked and utilized for emergency responders, EMS, etc., and not for general use.

An agreement was made that if we do our part by keeping people from swimming in the pond, they will fence around it to keep livestock out. The construction of said pond will make it so there is a trail for walking all the way around the lake.

Address Members:

No one had anything to bring up for discussion.

Schedule BBQ Shoot:

The BBQ Shoot has been scheduled for May 29, 2026 at 6:30 PM.

Shoreline – Thornburrow Residence:

Jim Lund brought up the fact that the board needs to be aware that the shoreline along the Thornburrow residence, located at 5749 Grannagan Point, is gradually eating away and it continues to get bigger. Jeff asked if there is a plan at this time. Jim responded that a plan is being discussed. A final resolution will be made at a later date.

OTHER BUSINESS:

Bret Rohr submitted a building permit to enclose the existing porch on the back side of his home located at 5779 Elbo Ridge Drive. The enclosure will have the same roofline, but he will be tearing out the current concrete and pouring a new pad. Lori made a motion to approve the building permit upon an approved site visit by the board. Jim seconded. Motion carried 5/0

Brent made a motion to adjourn the meeting at 7:41 PM. Jim seconded. Motion carried 5/0

The next board meeting will be held June 9, 2026.

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