BOARD OF DIRECTORS MEETING MINUTES
July 14, 2026

The regular meeting of the Lake Elbo Board was held on July 14, 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
Karen Van Vleet
RJ Whitlock
Jim Lund
Joel Force (Arrived after the June minutes were read)

GUESTS IN ATTENDANCE:

Emily Kinser
Alice VanStory
Kathy Kitterman
Aaron and Traci Lewis
Haley Gordon
Brian and Gwen Baker
Chad and Anna Hoepner
Chandra and Rob Gordon
Alan and Gianetta Skidmore
Megan and Bek Slingsby
Randy and Moni Laue
Ashley Lour
Rita Brychta
Coach and Laureli Kitchner
Kim Goracke
Wendy Matthews
Mitch Moomaw
Harold Brooks
Robert Regan
Jennifer Pishny

Minutes of the June 9, 2026 meeting were read by Lori Moses. Brent made a motion to accept the minutes as read. Karen seconded. Motion carried 6/0

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

Welcome Any Guests:

Alice VanStory:

Alice thanked Brent McKeeman for fixing her driveway where it had washed out. She also announced that she had won a prize during the July 4th celebration for her golf cart decorations and was presented a flag seat cover for her golfcart.

New Membership Application:

Rebekah and Megan Slingsby presented a membership application as they have purchased the Phil and Kristi Hirsch property located at 5702 Elbo Bluff Dr. Brent made a motion to accept said membership. Karen seconded. Motion carried 7/0.

OLD BUSINESS:

Recap of July 4th Celebration:

Brent thanked everyone for all of their volunteer work during the 4th.

Update of Lake Water Conditions (North Channel):

There are no major concerns at this time.

Update of Dredge Liquidation:

Brent reported that Dave Dreiling has agreed to buy the dredge for $65,000 with some conditions as part of the sale. These conditions include confirmation that the dredge is in working condition, everything that we bought alongside the dredge (tubes, trailer, etc.) is to be included, and that someone will provide training on how to run it. The projected closing date of the sell is August 1, 2026 in which the $65,000 will be put in the dredge fund.

Member Requested Audit:

Doug VonFeldt was not present at the meeting so this was tabled at this time. Moni Laue asked what is the purpose of this requested audit? No one was willing to answer her question without Doug present. Gianetta Skidmore did state that according to the HOA laws, any member has the right to request an audit.

NEW BUSINESS:

Building Permit (Mitch and Terry Moomaw):

Mitch Moomaw presented a building permit for a utility shed to be located on his property at 5611 Elbo Ridge Dr. They will be relocating a shed currently located on their property and installing the new one. A site visit by a select number of board members was completed prior to the board meeting and everything will be within their property boundaries. Jim made a motion to approve the building permit. Brent seconded. Motion carried 7/0.

Fishing Step Railing (Harold Brooks and Mitch Moomaw):

Harold talked about the new fishing platforms on the dam. He proposed that rather than putting steps to access the platforms to possibly install some type of hand rails. Randy Laue and Mitch Moomaw volunteered to assist in getting something figured out with an estimated cost of $200 per platform for the railings. It was recommended to contact BG Consultants, who performs our dam inspection, to find out if this is a possibility, and/or what their recommendation would be. Brent will reach out to them to get additional information.

Letter to Bayer Construction Update:

Randy Hattesohl sent a letter of support to Brent to be signed and sent to the Pottawatomie County Planning and Zoning Board of Directors for the construction of a limestone quarry to the north of Lake Elbo. A copy of said letter was sent to our attorney for review in which he approved. It is ready to be signed and mailed. Upon approval for the quarry to be constructed, the board will eventually need to write a maintenance agreement letter to Dave Nelson for the retention pond that will be constructed.

Porta Potty at the Clubhouse:

During the July 4th celebration, the porta potty at the clubhouse was vandalized. The responsible party came forward and agreed to pay to Lake Elbo the replacement cost in the amount of $2,000. We later found out that we had insurance coverage which covered this expense so Brent will reach out to those involved to see how they would like to handle this (donate the money or have us return it back to them). Jim made a motion that we reach out to the member to see if they want to donate the money back to Lake Elbo. RJ seconded. Motion carried 7/0.

OTHER BUSINESS:

Sandy Denney thanked everyone for all of their help with the tree and removal of her shed. She gave special thanks for Brent McKeeman, Joe Kitterman, and Levi Wickizer.

Brent reported that he had visited with Vern Henricks with Greater Manhattan Community Foundation and he would be interested in coming out to the August meeting to discuss the possibility of setting up a Lake Elbo Foundation. This will be added to the agenda.

Jeff stated that the tennis court supplies and the playground equipment supplies have been ordered and are on their way. Rita Brychta said that the tennis court supplies have been received so she just needs volunteers to help stretch the net.

Brent made a motion to adjourn the meeting at 7:21 PM. Jim seconded. Motion carried 7/0

The next board meeting will be held August 11, 2026.