

Aurora Lake Association Meeting Minutes

Date: December 15, 2022

Location: Aurora Shores Marina Clubhouse

Start - End Times: 20:00 - 21:30

Aurora Lake Association Board of Directors			
Name	Role	Affiliation	Attendance
Jeff Janzig	Chairman	ASHA	Yes
Bob Chapdelaine	Vice President	HOA	Yes
Brian Gallo	Committee Director	HOA	Yes
Todd Van Dyke	Committee Director	HOA	Yes
Matt Kolar	Committee Director	HOA	No
Bret Keller	Committee Director	ASHA	Yes
Anthony Garcia	Committee Director	ASHA	Yes

ALA Meeting Guests			
Name	Role	Affiliation	Attendance
Kevin Wendl		Aurora Shores	
Bill Eden		Aurora Shores	
Dave Ellison		Aurora Shores	
Jerry McKinley		Aurora Shores	
Rob Malaczewski		Aurora Shores	
Bob Lesko		Aurora Shores	

Schedule

- 20:00-20:30- Executive Session
- 20:30-22:00 Public Session

Agenda

1. Opening remarks & Ground Rules

2. Treasury
3. Legal
4. Important Topics
5. Lake Health
6. Safety
7. Fishery
8. Labor
9. Watersport
10. Fundraising
11. Approval of 2023 Proposed Budget
12. Public Comments

Meeting Minutes

1. Meeting Opening & Ground Rules

1. Roll Call

Board members present included Jeff Janzig, Bob Chapdelaine, Todd Van Dyke, Bret Keller, Bryan Gallo, Anthony Garcia

2. Opening Remarks

Mr. Garcia opened the meeting by welcoming guests to the meeting and thanked them for their attendance. He informed guests that, when the meeting is adjourned, guests will be given time for their questions or comments. He asked that guests introduce themselves prior to their question or comments so that they can be recorded in the minutes accurately.

3. Motion to Approve November's Meeting Minutes

Mr. Garcia asked the Board if there was any unfinished business from last month's meeting. They answered in the negative. Mr. Garcia made a motion to approve November's monthly meeting minutes. The motion was seconded by Mr. Janzig, and the Board voted unanimously in favor, and pledged to publish the minutes for the public.

2. Treasury Report

1. Presentation and discussion of the monthly financial statement

Mr. Keller stated that he shared the monthly treasurer's report for November with the Board. He posted the "Statement of Financial Position" and the "Statement of Activity" for the Board's review. The Statement of Financial Position shows the General Operating account at \$28,555.56. The Reserve/Lake Health account is at \$42,591.50. Mr. Keller stated that not much had changed in the last month except that he made some Carp Derby payments that were cashed in November. He then asked Board members if they had questions on the Treasurer's Report.

2. Questions from the Board About the Treasurer's Report

Mr. Garcia sought follow-up to a question asked by Mr. Dave Ellison of Aurora Shores at the November monthly meeting asking why the patrol boat purchase appeared on the Statement of Financial Position but not on the yearly Statement of Activity. Mr. Keller answered that at the previous meeting he had been asked to move the boat into our assets, which he agreed with, and

moved into the asset category. Once he moved it into the assets it no longer showed up as an expense. He acknowledged that we need to work with our accountant to figure out how to calculate the depreciation in value over time. Mr. Garcia inquired how frequently the value has to be reassessed. Mr. Keller answered that when the accountants do their audit they will tell him more. Mr. Chapdelaine added that it will be considered a depreciated asset based on probably 10 years, or more likely the life of the boat. Mr. Bill Eden of Aurora Shores added with certainty from the audience that depreciation *is* calculated every 10 years based on his experience with his accountant and his business vehicles. Mr. Keller stated that once the accountants perform their audit early next year (2023) it should give us a better understanding of where that should go.

3. Legal Report

Mr. Bryan Gallo stated that he didn't have any update since the last meeting. Mr. Garcia reiterated that, in accordance with advice from the Board's legal counsel, the Board would not currently publicly comment further on the case. There followed a very energetic and disrespectful response from the residents.

4. Important Topics

1. Mr. Bob Chapdelaine retired from service on the A.L.A. Board

Mr. Garcia announced that Mr. Chapdelaine would be stepping down from his role as Vice President of the A.L.A. after 16 years of service. He reported that Hawthorn has chosen a replacement, Mr. John Vargo, to take his spot starting January 1st, 2023. On behalf of the Board, Mr. Garcia thanked Mr. Chapdelaine for his service and stated that they looked forward to introducing Mr. Vargo at next month's meeting. Mr. Van Dyke added, "Bob, I just want to say thank you! I know how much you've done in the last 16 years for this...so thank you!"

5. Lake Health

1. Mr. Matt Kolar was not present. He normally presents the Lake Health Report.

2. In lieu of Mr. Kolar's monthly report, Mr. Janzig summarized a conversation he had with a representative of AquaDoc about a copper sulfate treatment for algae.

He reported that he has spoken with the ASHA President about a possible partnership between ALA and ASHA on such a project, but they need more information before they can decide if it is financially feasible, if it's worth it, and if they need to do it.

6. Safety

1. Mr. Anthony Garcia discussed producing video seminars addressing lake specific rules and general ODNR boating rules.

Mr. Garcia repeated that ALA is called upon in their bylaws to produce safety seminars, but have not been recently fulfilling that role, so he committed to producing videos educating people on lake specific rules and ODNR boating laws. He contacted ODNR and received a packet of information he plans to use in the videos. He reiterated that most of the violations reported by the lake patrol in 2022 were a result of boaters lacking knowledge of Aurora Lake specific rules such as where appropriate locations for anchoring were, and expressed the hope that the seminars would cut down on the number of such violations.

7. **Fishery**

1. Mr. Todd Van Dyke stated that he had nothing to report.

8. **Labor**

1. Mr. Garcia inquired if there were any plans to sink any used Christmas Trees to create fishing environments as had been done in years past.

In previous years, Mr. Van Dyke had collected the used trees and done the work of sinking them, but stated that he was unable to do that this year. No definite plans were agreed upon to continue the project this year.

9. **Watersport**

1. Mr. Janzig stated that he had nothing to report for watersports.

Mr. Garcia inquired about the health of the local water skier that Mr. Janzig spoke about last meeting that had been injured at Regionals. Mr. Janzig reported that she had surgery in November and should be fine.

10. **Fundraising**

1. Mr. Garcia reported that there were no current plans for any fundraising, and that the Board wasn't touching anything in the reserves until there was a definite plan for exactly what to do with it. Nobody has asked for their donations to ALA Lake Health Reserve back.

11. **Approval of 2023 Draft Yearly Budget**

1. Mr. Keller stated that he has drafted a 2023 Draft Budget and shared it with the Board

Mr. Keller distributed a 2023 draft budget to the Board via email and invited their comments or questions. Having received no objections, he expressed a wish to have the draft budget voted on.

2. Mr. Garcia made a motion to approve the 2023 Budget. The motion was seconded by Mr. Janzig, and the Board unanimously voted in the affirmative.

12. **Public Comments**

With no further new business to attend to, Mr. Garcia opened the meeting to questions and comments from the audience.

1. Dave Ellison of Aurora Shores asked several questions, stating he would take his answer on all questions at the next meeting. 1) "Now that the main counsel has been presented, how much has ALA spent in legal? Is it reflected or projected in the budget? 2) Is there any planned winter clean up? 3) In the budget, what is planned for reserves, saving for money in the future? 4) Is there a priority based on the lake studies that have been paid for? 5) Is there a 2023 goose plan? Since there are government regulations, there should be a timeline of deadlines and the processes for those to be completed. 6) Is there a plan for the new lake boat? A process to hire, patrol qualifications, and the training, as promised, to make sure they take care of the new boat better than the old

one? 7) Is there a plan for a service barge larger than 20' that could actually do some work? Can they turn the two old boats into a lake barge?

Mr. Keller answered that ALA budgeted more money for wildlife control in the 2023 budget with the anticipation that a goose round up would take place in 2023. Mr. Garcia added that ALA is still planning to continue doing the goose nest destruction again in 2023 as it had been done in the past, with the exception of 2020 due to Covid 19. In 2022 the project eradicated 50 eggs in 9 separate nests. Mr. Garcia explained that in 2022 the Board voted against doing the round up because the cost per bird was prohibitive, especially in comparison with the cost free option of nest destruction. However, in light of the extent of the goose problem this summer, which was as bad as any in memory, the Board intends to renew round-up efforts in 2023, unless the cost is extremely exorbitant. Mr. Chapdelaine, who had overseen the goose nest destruction prior to 2022, said the cost of removal and disposal per bird was around \$30-40, with around 60 rounded up in a year, versus the free nest destruction that eliminates roughly the same amount of geese. The permit is secured yearly through ODNR and is free. Mr. Garcia explained that the reason he didn't more publicly discuss the goose nest destruction was that he was aware that some members of the community do not approve of the practice and didn't want to create a controversy that may hinder goose population control. On a final point on the goose nest destruction, Mr. Chapdelaine explained that in order to obtain the ODNR permit, the applicant must first show that they have done due diligence in harassing the geese and attempting to chase them off. He has published that harassment letter every year over the past 5 to 6 years. Hawthorn and ASHA both distribute it, and Mr. Chapdelaine stated that ALA gets a lot of "flack" from homeowners over it.

2. Kevin Wendl of Aurora Shores asked what the \$8,577.81 line item labeled "Uncategorized Expenses" on the November Statement of Activity form was for. Mr. Keller explained that, before he took control of the financial accounts in June, there was a deposit made into the ALA account from checks that had been written incorrectly to the ALA for Hawthorn's dock fees. Since ALA doesn't collect dock fees and the check was incorrectly deposited into the ALA account, the full amount was paid back to Hawthorn. This explanation wasn't immediately understood by the audience, so Mr. Keller went through it again, further explaining that Hawthorn residents make checks out to ALA for their boating sticker permits, but also write checks to Hawthorn for their dock fees. \$8,577.81 worth of checks were mistakenly written to ALA instead of Hawthorn for dock fees, which was paid back and categorized as an "Uncategorized Expense."

3. Mr. Malaczewski asked if Mr. Keller can list all of the ALA capitalized assets in the future since the older boats didn't appear listed as assets and neither were the safety buoys.

Mr. Keller responded in the affirmative, agreeing that we need to evaluate the worth of all of the assets and list them on our financial statements.

4. Mr. Malaczewski asked if Hawthorn was up to date on paying their dues to the ALA and Mr. Keller responded in the affirmative.

5. Mr. Jerry McKinley asked "Who is responsible for measuring and regulating the size of the boats?" Mr. Janzig answered that traditionally on the Aurora Shores side of the

neighborhood the Board issues stickers and vets the crafts. Mr. McKinley sought clarification asking, "So it's on the individual Boards of each homeowners association?" Mr. Janzig responded in the affirmative. He went on to say that according to ALA bylaws, new crafts on the lake have to meet the manufacturer's spec of 20' or less and the title must read 20' or less.

6. Mr. McKinley asked what has been shown for the money spent on lake health studies over the past few years to warrant the investment? Mr. Janzig answered that the reason the 2018 Lake Health Report was done was because ALA wanted an "overall picture of what the lake and watershed were" including what the contributing factors were leading to algae blooms and what the fishery looked like." The determination was that the majority of the nutrient loads (that lead to algae blooms) were coming through the Shores channel system. He further explained that another part of the study examined the bathymetry of the lake to determine whether projects such as dredging were feasible. He further explained that ALA recently did a follow-up study examining just the bathymetry to create a baseline for future comparison against any possible negative contribution from the Hawthorn expansion. Mr. Janzig finished by saying that "what we want to do now is fix some of the problems we have; turbidity, algae blooms" and those types of things. Mr. McKinley responded that he "wanted to know why we (ALA) kept doing studies and what the results were..." He continued, "What you're saying now, now we have a baseline, there's been development (Hawthorn Phase 6), and if something changes, we can go back (with scientific proof)...that makes total sense to me."

7. Mr. McKinley asked "Who is going to maintain that new boat now that D&D is gone? You already have two other boats that are sitting collecting dust and rust. Who's in charge of maintenance on these boats? Mr. Chapdelaine responded that "the new boat will be properly maintained. Todd is taking on that addition." Mr. McKinley asked where the boat is being stored, to which Mr. Chapdelaine answered, Ravenna Marina. He added that "It will always be covered. The patrollers will be educated. Todd will be all over that, making sure that boat is taken care of."
8. Mr. Dave Ellison asked "What's the plan for the new patrol boat versus the old patrol boat?" and wanted his answer at the next meeting.
9. Mr. Ellison asked Mr. Chapdelaine, "Since you're leaving the Board, who's taking on the fight for the geese?" Mr. Garcia responded that he did the goose nest destruction in 2022 and would continue to serve that duty during his term.
10. Board member, Mr. Bryan Gallo, asked Mr. Ellison what he had in mind when he asked about the ALA getting a larger work barge. Mr. Ellison clarified that he was suggesting that rather than getting rid of the two old boats, they be combined into a larger work barge that has more torque, because "you have to put torque on it in order to get stuff out of the water."

Mr. Chapdelaine responded that ALA was only planning on salvaging one boat, the old patrol boat. The oldest boat has likely already depreciated its value and is only of value to ALA as a work boat. Both older boats were winterized by ALA Board members and are being stored on the Hawthorn ramp. In the past, a discussion took place among the ALA Board about a larger work barge, but the determination was made that it could inflame the anger of residents who were only allowed boats of 20' in length themselves.

11. Mr. Malaczewski asked if Hawthorn could switch to keycard access to their boat ramp and docks. With the gate system they have now, unauthorized boats can easily access

the lake. Could ALA put pressure on Hawthorn to better regulate who they allow onto the lake? The Board agreed to bring the issue to the attention of the Hawthorn HOA.

13. Closing Remarks

As there were no further questions or comments from the attendees, Mr. Janzig made a motion to adjourn the meeting. The motion was seconded by Mr. Garcia and unanimously approved by the Board. Mr. Garcia thanked guests for their attendance and closed the meeting at approximately 9:50 p.m

Action Items

- **Jeff Janzig**
 1. Come up with a winter cleanup plan. Help transition in new members and clarify roles of current members. Investigate more about the copper sulfate treatment with AquaDoc.
- **Bret Keller**
 1. Prepare December monthly financial statements. Seek clarity on how to value and categorize our assets.
- **Anthony Garcia**
 1. Continue to gather material for safety seminar videos. Transcribe meeting minutes and agenda for review and publication.
- **Matt Kolar**
 1. Publish approved minutes and make any necessary social media posts.
- **Todd Van Dyke**
 1. Transition maintenance responsibilities to a replacement candidate or to the Board.
- **Bryan Gallo**
 1. Meet with Attorney Paul to discuss the case and what information we are allowed and advised to share with the public.
- **Bob Chapdelaine**
 1. Transition goose nest destruction permitting process to Mr. Garcia.