

Aurora Lake Association Meeting Minutes

Date: September 14, 2022

Location: Hawthorn 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
Mike Drozda	Executive Secretary	HOA	Yes
Bret Keller	Treasurer	ASHA	Yes
Matt Kolar	Committee Director	HOA	Yes
Todd Van Dyke	Committee Director	HOA	Yes
Anthony Garcia	Committee Director	ASHA	Yes

ALA Meeting Guests			
Name	Role	Affiliation	Attendance
Chris Boron	Aurora Shores Resident	ASHA	Yes
Kevin Wendl	Aurora Shores Resident	ASHA	Yes
Linda Bird	Aurora Shores Resident	ASHA	Yes
Evan Marks	Aurora Shores Resident	ASHA	Yes
Debbie Marks	Aurora Shores Resident	ASHA	Yes
Bill Eden	Aurora Shores Resident	ASHA	Yes
Dave Ellison	Aurora Shores Resident	ASHA	Yes
Rich Malaczewski	Aurora Shores Resident	ASHA	Yes
Matt	Aurora Shores Resident	ASHA	Yes
Rob Malaczewski	Aurora Shores Resident	ASHA	Yes

Steve Rapko	President	HOA	Yes
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Schedule

- 20:00 - 20:30 - Executive Session
- 20:30 - 21:30 - Public Session

Agenda

1. Opening Remarks
2. Treasury
3. Important Topics
4. Lake Health
5. Safety
6. Fishery
7. Labor
8. Legal
9. Watersport
10. Fundraising
11. Public Discussion

Meeting Minutes

1. Meeting Opening & Ground Rules

- a. Role Call
- b. Motion to approve August Meeting Minutes
 - i. All in favor, meeting minutes will be posted to the website.
- c. The purpose of the meeting is to focus on ALA and not the criminal investigation.
- d. Please hold your questions and comments until the public discussion.
- e. All comments should be kept to under two minutes.

2. Treasury

- a. Review and approval of Treasurer's Monthly Report
 - i. Board received copies of the monthly report via email ahead of the meeting
 - ii. Beginning balance - \$4,775.75
 - iii. ASHA 2021 permits \$8,750.00 was deposited
 - iv. ASHA 2022 dues \$44,350.00 was deposited
 - v. Total Expenses \$27,393.84
 - vi. Ending balance - \$30,481.91
 - vii. Motion to approve, all in favor, monthly report will be shared with the HoA and ASHA boards.
- b. Review of Pending Invoices and Expenses
 - i. No pending invoices and expenses to review
- c. Devin & Associates - audit-related services will be \$2,250, and Tax Preparation will be \$600
 - i. Quote was shared with the board members via email ahead of the meeting.
 - ii. Motion to approve the audit service expenses, all in favor.
- d. Purchasing QuickBooks Software - \$15/mo (First 3 months) \$30/mo after

- i. It has been recommend that the ALA begin generating a monthly PnL sheet
- ii. ASHA recommends the use of Quickbooks to generate
- iii. Motion to purchase the Quickbooks licenses at \$15/month for the first 30 months.
All in Favor.
- iv. It is recommended we purchase two licenses and provide access to a second
ALA board member.
- e. Lake Health fund remains unchanged \$42,591.50

3. Important Topics

- a. No additional important topics were raised at this point in the agenda. Meeting proceeded with the scheduled agenda.

4. Lake Health

- a. Water Testing Monthly Report
 - i. Water samples for Algae were taken last month
 - ii. Even though it was clear water, it was the highest reading of the year 2.3
 - iii. Samples were taken a week later and results were 0.7 at north end of ski course and dam
- b. Satellite company is asking if they could take samples to compare with there satellite tests, no objections were raised
- c. Winter drawdown plans (-18")
 - i. Hawthorn residents have not indicated that further drawdown is required
 - ii. Set to start on November 1st

5. Safety

- a. Lake Patrol Monthly Update
 - i. Patrol ended on labor day
 - ii. Total planned hours was 450 hours, had coverage every day that was planned but some hours were under budget due to weather and boat issues
 - iii. The overall lake patrol spend was under the planned budget for the year.
- b. Boating Infractions / Violations Log Review
 - i. Two infractions were written for boaters going off course
 - ii. Letters were sent for all pending infractions
- c. Patrol Boat winterization and boat storage plan
 - i. Ravanna marine provided a quote for \$1800for winterization, shrink wrap and storage. The storage without winterization is \$460.
 - ii. ALA board members agreed to winterize the boat themselves to save \$1340.
 - iii. Public members indicated the fairgrounds are lower cost of around \$270 but there is a waiting list.
 - iv. Todd Van Dyke, submitted a request to be added to the waiting list.

6. Fishery

- a. Monthly Updates
- b. Carp Derby Update and Payments

- i. 211 carp have been removed
- ii. Payouts will be made in October

7. Labor

- a. Target date for hazard buoy removal
 - i. Bob Chapdelaine will organize the removal with support from the Waterski club members
 - ii. Typically a crew of 6 guys is enough to complete the removal in one day
 - iii. Bob will schedule a time in November to complete the removal

8. Legal

- a. No legal activity is currently taking place. ALA is actively looking for legal counsel.

9. Watersport

- a. Jeff Janzig will coordinate removal of the slalom ski course.
- b. Maddie Wither competed at Wakeboard Worlds tournament and achieved 4th place award.
- c. College ski season is underway and we have several Aurora Lake skiers competing at Miami, Cincinnati, Dayton and Ohio State.

10. Fundraising

- a. Message shared on Facebook to offer a refund for donations as a sign of good faith
- b. No fundraising events are schedule

11. Public Comments

- a. Kevin Wendel - When will July minutes be approved?
 - i. Due to the nature of the meeting and discussion of the investigation the minutes are still a work in progress and require board approval/
- b. What are you doing with the old patrol boat?
 - i. ALA will be selling the old patrol boat.
 - ii. Men's club might be interested in purchasing it as a work boat.
- c. Will there be a budget for 2023?
 - i. Yes, absolutely. The reason the 2022 budget was never finalized was due to the resignation of the prior Treasurer and lack of transition due to the criminal investigation.
- d. If we cannot talk about the investigation can you explain why has the ALA not taken any action directly on
 - i. It's a criminal investigation and the Aurora police have advised not to take action directly at this time. A criminal decision must be made first.
 - ii. Recommendation is to have an attorney begin to prepare the case. ALA agreed this is a good course of action and is looking for legal counsel.
 - iii. Criminal case must occur before the civil case
- e. Why has the ALA not retained its own attorney?

- i. Why are we not asking the attorney if there is anything.
 - ii. We can't file a lien un
 - iii. Suggestion to hire attorney
- f. Please name your unofficial or official statutory attorney required by Ohio code - 1702 or 1705?
 - i. Bob will take the action item to contact an attorney.
 - ii. Find someone to put on retainer.
 - iii. Should consider having the attorney attend the monthly meeting.
 - iv. Recommendation to find a legal firm that is outside both communities.
- g. Last month I asked a question why the ALA paid for the boat ramp repair on the Hawthorn side
 - i. Steve Rapko indicated that maintaining the boat ramp is part of the court order document, he will share the document.
- h. Recommendation to have at least two or more users within quickbooks.
- i. Are there elections to the board?
 - i. The board members are appointed by the homeowners associations.
- j. Will the next meeting be held on Aurora Shores clubhouse
 - i. Yes, so long as we can meet the ADA compliance for entrance.
- k. Will board members be making repayment of the homeowners dues that were paid during their term?
 - i. Only a few of the current board members received reimbursement for homeowners dues during their term.
 - ii. This was approved many years ago when ASHA board members were also reimbursed.
 - iii. There board members that have received reimbursement have elected not to repay the funds at this time.
- l. I know we just approved the QuickBooks software today when we will have a PnL and balance available.
 - i. Bret's goal is to have that by the next meeting.
 - ii. Is the bank account and statements reconciled on a monthly basis.
 - 1. Jeff, Bret and Todd all have access.
 - 2. Recommendation to bring bank statements PnL, Balance sheet to every board meeting and provide to every member for reconciliation.
- m. Were any checks given for any waterski scholarships?
 - i. No not that were approved by the board
- n. Were any funds paid to anyone for buoy removal?
 - i. No buoy removal is done by volunteers from the Waterski club

Action Items

- **Jeff Janzig**
 - 1. Assist with contacting local attorneys
- **Matt Kolar**
 - 1. Post Meeting Minutes to Website
- **Mike Drozda**
 - 1. Send Meeting Minutes for Board Approval
- **Bob Chapdelaine**
 - 1. Coordinate Buoy Removal
 - 2. Contact local attorneys

- **Bret Keller**
 1. Purchase Quickbooks
 2. Create Monthly treasurer's reports
- **Todd Van Dyke**
 1. Coordinate Patrol Boat winter storage
- **Anthony Garcia**
 1. No action items