

## Aurora Lake Association Meeting Minutes

**Date:** February 06, 2024

**Location:** Hawthorn Clubhouse

**Start - End Times:** 20:30 - 22:00

Aurora Lake Association Board of Directors			
Name	Role	Affiliation	Attendance
Matt Kolar	Chairman	HHOA	Yes
<i>Unassigned</i>	Vice Chairman		
<i>Unassigned</i>	Treasurer		
<i>Unassigned</i>	Sergeant at Arms		
John Vargo	Secretary	HHOA	Yes
Joe Leslie	Committee Director	ASHA	No
Mike Laur	Committee Director	HHOA	Yes (remote)
Joe Kovatch	Committee Director	ASHA	Yes
Bill Eden	Committee Director	ASHA	No
Dawn McLendon	Committee Director	HHOA	Yes

### Schedule

- 20:30 - 22:00 - Public Session

### Roll Registry:

# Aurora Lake Association Meeting Guest Register

Date: 2/6/24

Location: HOA Clubhouse

Start - End Times: 8:30 PM

ALA Meeting Guests			
Name	Community Represented	Address	Email / Contact
Hank + Margie Lewis	Hawthorn	405 Walnut Ridge	Margie924@yahoo.com
Kevin Ward	Shores		
Jim McHale	Shores		
Todd VanDyke	Hawthorn	770 Valley View	
BRIAN PURGETT	Hawthorn	600 N. Main	BRIAN943@aol.com
Berry Wessels	Hawthorn	978 Sweet Woods	
Keith Huston	Hawthorn	635 Bluebird	KHUST10@gmail.com
Dave Ellison	ASHA	3820 CCE	
Rob Malaczuk	ASHA	3068 W. 1st	
DAVE TREMPER	ASHA	3680 NAUTILUS	
Cheryl Dendellis	ASHA	819 Nautilus Trl	
ADAM KOKIN	ASHA	' ) )	AKOKIN@gmail.com
Holly Jay	ASHA	3520 Custard	
Mark Kallio	ASHA	10115 Regatta	
Michael Boehring	HAWTHORN	630 Bluebird	MCBOEHRING@CAPITOL.com
Chris Brown	ASHA	10211 Regatta	cpbrown@gmail.com
Michael Tom	ASHA	10124 Quinlan	mtom1@kcsd.com
Cristina Cox	ASHA	10102 Winger Cove	Ccox9@gmail.com

## Previous Action Items:

- Board: Review and consolidate previous/existing studies to document options and develop strategic action plan to address lake health, i.e., additional studies, short-term steps, city/developer/EPA escalation, dredging cost/benefit analysis, dependencies holding up progress, long-term plan following results of reparation trial
  - 2018 study
  - Two fish studies since
- **[Reassigned to Joe Leslie 10/17] Action item:** Tiffany to verify insurance status of the “stink boat”
- **Action item:** Vargo - Submit recommendation for limiting catch size for crappie to both HHOA and ASHA
- **Action item:** Kolar - Evaluate other labs for better cost
- **Action item:** Laur - Board to consider expanding role and responsibilities of patrol to include offering assistance to support distressed boats, e.g., ropes, spare gas, etc.
  - Establish guidance where boat can be anchored
  - Avoid jumper cables
  - Jump box is an option to offer to the owner
  - Oar
  - Daily summary report
  - Towing limited to getting distressed boat “close” to channel, limited to buoys before any channels or docks
  - Consider point of contact number to reach in distress situations
- **Action item:** Laur - Board evaluating options for better markings/ identification for patrol boat

## Minutes

- Thank Bryan Gallo – helped ALA navigate the legal system in 2023

### Roll Call

- 5 of 7 Board of Directors present (one virtual), Mike Laur absent due to business travel, Joe Leslie, Bill Eden absent due to illness
- Introduce newest board member: Dawn McLendon

### Previous Meeting Minutes

- **Motion** - Approve October 17th 2023 Meeting Minutes - Vargo/McLendon. Approved by all 5 present directors.
  - Reminder: Minutes are documented and reviewed after the meeting, then ratified at the following public session, after which they are posted and made available publicly.

Motion to nominate Dawn McLendon as Treasurer. Kolar/Vargo - Approved by all 5 present directors.

## Financials

Total cash in Operating Account: \$51,405.83

Total cash in Reserve Account: \$309,714.17

Bryan Gallo was removed as the main contact for all Bank Accounts, and Joe Leslie was added as main contact.

**Action:** Dawn to go to bank with Joe to be added to accounts

Tiffany Hattendorf's credit/debit card was cancelled.

A Credit/Debit card was opened in Joe Leslie's name.

Joe Leslie contacted an investment firm in Aurora.

With all risks and rewards considered Joe Leslie is recommending moving a significant portion of the ALA funds to a money market account at 5.01%

Treasury bonds were discussed, but due to locked up risks.

We can transfer more when we assemble a budget; and, we can take from the account as needed.

**Action (Dawn):**

- Determine transaction limits
- Decide on a checking account balance

Quickbooks:

THE ALA Quickbooks subscription was re-instated and is now being paid with new credit/debit card.

Bryan Gallo was removed from Quickbooks (Tiffany Hattendorf had already been removed).

Regarding Federal Taxes:

The IRS sent verification that Aurora Lake Association, Inc. is actually a 501(c)(7) non-profit (NOT a 501(c)(3) )

Taxes were filed for 2021 and 2022 - Devin & Associates, Inc. completed the tax returns.

W9s were received prior to payments being made where applicable.

A Notice from the IRS was received for a penalty for 2020 and 2021 late filing in the amounts of \$3,547.10 and \$2,533.25, respectively.

Joe Leslie sent a letter to the IRS appealing the fees, and requesting that the fees be waived, and explained the extraordinary circumstances within the letter.

January 30<sup>th</sup>, received a letter from the IRS saying that they need an additional 60 days for a complete response

Address was changed to the P.O. Box with the IRS.

We have a \$5864.97 invoice from EnviroScience for the June 2023 Fish Study

Went to 676 Rock Creek – EnviroScience asked to update their ALA address

Cinci Insurance – need somebody to be Liaison – make sure all current members are named on Policy

**Action** (Dawn): contact Cincinnati Insurance to have directors added

**Action** (Dawn): Prepare a financial report/summary for next meeting

**Misc:**

Community member requested a microphone.

Finalize 2023 Carp Derby payouts

Michael Phillips (ASHA) 19 carp and 19 photos (\$190)

Andrew Plosklinak (non-resident) 2 carp and 2 photos (\$20)

Missing pictures

Board agrees to move forward per present terms and pay Tyler Hanus in Full – vouched for by Todd Van Dyke

2024 going forward Carp Derby

Submission form has been updated to require a photo

Picture evidence every fish

Include documentation of Name and Date in pic

Cap at 60 fish to avoid 1099 payment threshold

**Lake Sensor System**

Originally, Bryan Gallo had it mounted to his boat lift

Season ended and the system was pulled

At this point we partnered w/ an Automation Company (Visionary Automation Systems)

Moved to the dam

Dam gate sensor added

Anemometer (wind speed sensor) added

Joe K with Jim P are discussing automating the gate system

**Clipper Cove Culvert Replacement Project update**

Jimmy P Update:

Target was 3/1 to begin raising lake, target completion date is 4/1 with landscaping through mid-April, project is still on schedule.

Need to maintain low level for concrete to set properly and verify no leaks in new construction

**Tributary Channel Restoration north of Aurora Lake Rd**

In 2018, ALA had EnviroScience do a lake study

Major recommendations

1. Glenwood Tributary – biggest contributor of Nitrogen and Phosphorous into the lake

2. Geauga Lake Tributary – 2<sup>nd</sup> biggest contributor of Nitrogen and Phosphorous into the lake
  - a. Mostly on Valley Christian Academy's property
  - b. Joe Leslie is working with Biohabitats to implement the same approach on VCA's property. Previous discussions suggest they are open to this project

### **Dredging North East Inlet**

Since the water has been down, there have been some ideas for improvement projects around the lake

Forebay:

Requires an Army Corp of Engineers to approve

Alternative:

Another of these ideas is to dredge the NE Inlet to form a rudimentary forebay

Barriers to proceeding:

Who's property is it?

Permission to travel on Aurora Lake Road to carry removed material estimated to weight ~55k lbs

This property is owned by the Developer of Hawthorn (Hawthorn LLC). Discussed the scope of this project and we have his support

Provide written proposal, including terms that release him/Hawthorn LLC of liability

Requested that we give him a proposal in writing that holds his company not liable for anything

Suggested we get input from a professional such as EnviroScience so that we do not get burned

Borders 2 private lots – have not reached out to contact them about the

Asked for in writing approval from the City of Aurora for trucks to use Aurora Lake Rd  
400ft x 115ft x 1ft deep is 1700 Cubic yards

Adam Kohn suggested this will require testing sediment and suggested the approach is not appropriate

Adam and Joe K will continue conversation and discuss approach/considerations based on Adam's experience and expertise relevant to the matter

**Action:** Joe K to provide update to board on outcome of discussion

### **Stumps**

On 12/13, Drone photos of the lake 50" down

These were posted on Facebook on 12/15

Action: Matt K will Post on ALA's website

Gives a great perspective of stump location on the lake

Joe K contact "Shoreline Construction" with equipment suitable to remove stumps, however cannot be used during this low of water conditions.

**Action:** Joe K to request formal proposal/quote

In November we passed a motion over email to purchase \$900 of bouys  
(10)/cable/anchors  
We approved this w/ the understanding that the placement would be completed by a  
group of residents – who backed out due to fear of liability  
Equipment in Joe K's garage  
Request for purchase of flat bottom boat  
Alternatively, polled attendees, Adam Kohn offered to volunteer his boat with Joe K.  
Need a trolling motor

## **Water Testing**

Reached out to water testing lab of NEORSD – North East Ohio Regional Sewer District  
Dissolved Oxygen – Field Test – meter  
Salinity – Field Test – meter  
Turbidity – Field Test  
Joe K suggests dissolved phosphorus and/or sulfate testing as well  
**Action:** Vargo to research meter options  
\$500 - Notice of Intent (NOI) Permit for Aquadoc to treat whole lake w/ Copper Sulfate –  
Vodaguard  
In event of an outbreak, this would allow ALA Board to execute treatment plan  
Discussed this last year – would need to close the lake for 3 days  
Needs approval by Ohio EPA  
Good for 5 years  
**Motion:** Proceed with Aquadoc to file NOI for \$500. Vargo/Kolar. Approved by 4 board  
members (Laur phone call dropped)  
Discussion about continuing to research chemical treatment options to address  
turbidity/dissolved phosphorus. Joe K and John V will continue investigating these  
options and report findings to the board.

## **Ski Course**

We looked into alternative locations – only option was southeast end of lake  
Would need stumps removed  
ODNR does not have jurisdiction over ALA (non-navigable lake) per recent  
conversation  
850' course plus additional approach and follow-through distance of 600' each  
effectively eliminates this option  
The 2024 permit is located on the Google Drive  
**Action** (all): Please review and we can approve at the next meeting

## **Fishery**

Jones Lake Management provided quote for stocking largemouth bass. Suggested a  
range of sizes.  
For 650 fish = ~\$8,000  
Small size are \$1800 for 350 fish

**Action:** Vargo will ask Enviroscience if the lake level this winter will affect their recommendations around sticking

Ask about new fish study

**Action:** Kovach will request quote for vegetation and planting from Jones

### **Lake Management Firms**

**Action:** Joe Leslie will get a quote from EnviroScience and Biohabitats to update 2018 Lake Study

### **Hawthorn Boat Ramp**

Fabreezi (via excavating company) estimated \$20-30k to rebuild the HOA boat ramp.

Not included in this year's budget, but under consideration by HOA Board

### **Geese**

**Action:** Bill Eden will file for the nest destruction permit

Will invite a wildlife officer to assist

### **Next Meeting**

Tuesday 3/5, Wednesday, 3/6, Tuesday 3/12

### **Public Comments**

Dan Ellis - Copper Sulfate treatment, consider treatments that aren't impacted by water flow

Community Member observed a significant reduction in fish due to water levels while fish-finding during ice conditions

**Motion** to adjourn. Kolar/McLendon, approved.

### **Financial update**

**Action Item:** Joe Leslie to take on point of contact to work with Devin and Associates to finalize tax return submittals

**Action Item:** Kolar to follow up with ASHA on status

**Action Item:** Joe Leslie/Joe Kovach - Evaluate an outside firm to perform the function of a treasurer.

**Action Item:** Joe Leslie to check with Cincinnati insurance bills and penalty statements, status of D&O Insurance and properly named board members (share minutes with agent)

**Action Item:** Gallo - Joe Leslie to be added as signatory.

### **Fishery**

**Action Item:** Vargo to take on investigate of Enviroscience study results, prepare summary and recommendations report to present to board in Jan/Feb 2024. Kovach



conditionally agreed under the premise that impact is measured. Kovatch to include in ecological report (described below).

**Action Item:** Kovatch to take point on organizing investigate and prepare a summary report for board on a broader ecological study/action strategy. No target date

- Consider alternative professional consultation
  - Biohabitats suggested by Joe Leslie
  - Kent State student body research (Holly Taylor suggested)
- Evaluate additional testing
- Shoreline protection practices and recommendations
- Fish structure

Introduced a program led by the Ohio Lake Management Society - Citizen Lake Awareness Monitoring program. Recommend to join that Society, \$250/yr.

**Action Item:** Leslie - Save benefit statement to rationalize membership to Google Drive.

**Action item:** Add line to lake rules to include notice requirement of flushing boat to reduce risk of introducing foreign invasive species.

### **Goose Management**

**Action Item:** Revisit goose egg management strategy in spring. Bill Eden to investigate egg invalidation practices.

### **Bubblers and Muck Fans**

**Action Item:** Vargo - Share notice to both HOAs that ALA does not have an opinion due to lack of authority to the root cause of the concern (ice-related safety in channels)

### **Ski Course**

**Action Item:** Joe Kovatch to work with Ski Club to evaluate options taking ALA and community opinion.

### **ALA Boat Storage**

**Action Item:** Bill Eden to look into purchasing a trailer to allow storage at Geauga Fairgrounds. Continue evaluation over email.

### **Board Positions**

**Action Item:** Vargo to ask Laur to take Sergeant of Arms position

### **Strategic Vision Plan**

**Action Item:** Joe Leslie to investigate recommendations for 3rd party consultant (potentially Biohabitats) to help drive this evaluation effort and second opinion to Envirosience study reports

### **Boat Registration Process**

**Action Item:** Gallo - Establish clearer requirements for data collection during boat registration process, e.g., collecting email addresses, HP records

## Action Items:

- **Action item:** Kovach - *consult with legal counsel to determine what we can pursue (re: enforcing shoreline protection before permitting homeowners to improve property through lift/dock installations)*

## Motions:

**Motion** to approve payment of our latest attorney invoice for payment regarding fees incurred for the Milner case. Leslie/Gallo. Approved unanimously.

**Motion** to join Ohio Lake Management Society. Leslie/Gallo. Approved unanimously.