

Aurora Lake Association Meeting Minutes

Date: November 9, 2022

Location: Hawthorn of Aurora Clubhouse

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

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

ALA Meeting Guests			
Name	Role	Affiliation	Attendance
Rob and Rich Malaczewski		Aurora Shores	
Debbie and Evan Marks		Aurora Shores	
Dave Ellison		Aurora Shores	
Bill Eden		Aurora Shores	
Kevin Wendl		Aurora Shores	
John Vargo		Hawthorn	
Tony and Heidi Tonus		Hawthorn	
Matt Kalio		Aurora Shores	
Holly Taylor		Aurora Shores	
Dave Terbeek		Aurora Shores	
Linda Bird		Aurora Shores	

Schedule

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

Agenda

1. Opening Remarks

2. Legal
3. Treasury
4. Lake Health
5. Safety
6. Fishery
7. Labor
8. Watersport
9. Fundraising
10. Public Discussion

Meeting Minutes

1. Meeting Opening & Ground Rules

1. Roll Call

Board members present included Anthony Garcia, Bret Keller, Jeff Janzig, Todd Van Dyke, Matt Kolar

2. Opening Remarks

Mr. Garcia opened the meeting by greeting guests and thanking them for their attendance, questions, and comments. He asked that guests remain civil at all times and hold their questions/comments until the conclusion of the meeting and keep them under two minutes. He also advised guests to state their name before speaking. Mr. Garcia stated that the meeting would be covering current and future ALA business and not the alleged misappropriation of funds case.

3. Motion to table October's Meeting Minutes

Mr. Garcia explained that, due to the resignation of Mike Drozda as the ALA secretary, the monthly meeting minutes for October were still not ready to be published. He made a motion to table the October meeting minutes. The motion was seconded by Mr. Janzig and unanimously adopted by the trustees present.

2. Legal Report

1. ALA Board has retained legal representation

Mr. Garcia informed those present that the Board did retain Douglas K. Paul, Esq. of Reitz, Paul & Shorr as the attorney to represent the ALA. He summarized the reasons they chose Mr. Paul, including his past representation of both Aurora Shores and Hawthorn Homeowners Associations and general familiarity with the community and its issues. The Board hopes this will bring peace of mind to the community that ALA is moving forward with a legal strategy. Mr. Paul advises the Board to not comment on the case until the legal process plays out.

3. Treasury Report

1. Presentation and discussion of the monthly financial statement

(ALA Treasurer, Mr. Keller, provided the monthly financial statement for November to attendees at the opening of the meeting.) Mr. Keller stated that he made some changes at the suggestion of Aurora Shores resident Dave Ellison from the October monthly meeting. Mr. Keller stated that he submitted the monthly financial statement for October to the Board and reconciled the statements with the bank accounts.

2. Draft annual budget has been shared with ALA Board for consideration at the December monthly meeting.

Mr. Keller also sent out the draft annual budget for 2023 to the Board members for everyone's consideration. Also showed a comparison between the same budget items from 2022 budget with where we are to date to give us a good idea of what could be zeroed out and how we could move appropriations around. Mr. Keller feels ALA is well on their way to approving a budget at the December meeting.

4. Lake Health

1. Mr. Kolar stated that he had nothing to report regarding lake health.

5. Safety

1. ALA to begin doing educational video seminars on boater safety

Mr. Garcia stated that, according to the ALA bylaws, the ALA is supposed to play an educational role doing seminars to educate the community about boater safety. He stated that it had not been done in the last several years and that he planned to start doing them again. He stated his belief that the majority of lake rule violations during the 2022 season were due to ignorance of the rules specific to Aurora Lake such as the approved areas for anchoring. Mr. Garcia feels that short video seminars posted at the beginning of the boating season would limit the ignorance violations and make it safer for everyone.

6. Fishery

1. Plan to sink more Christmas Trees around the shorelines to promote fishing habitat.

Mr. Van Dyke discussed how the Fishery committee in the past, including this year, sunk old Christmas trees on the Hawthorn shoreline around the dock that proved to be productive fishing areas for the kids. He plans on sending out a communication to anyone in the community that wants to donate one. He stated that it requires significant time and effort to collect the trees and arrange for sinking them. Mr. Garcia inquired about the purpose of sinking the trees, asking if it provided a breeding habitat for the fish. Mr. Van Dyke said it did and that they are beneficial to the whole ecosystem. Mr. Janzig suggested possibly working with the Aurora Shores Men's Club to sink some well-marked trees around the Marina so that the fishermen/women in Aurora Shores can benefit as well.

2. All Carp Derby payouts made, some yet to be reconciled. 80 total carp removed

7. Labor

1. Buoy Removal

Mr. Garcia reported that Mr. Chapdelaine and the Waterski Club pulled out the buoys from the lake. Approximately 6 needed replacing. Mr. Janzig reported that ALA currently had enough reserve buoys in stock to replace the old ones.

8. Watersport

1. Waterskiing Nationals

Mr. Janzig reported that there were 6 skiers that participated in Nationals, but that unfortunately, our best skier tore her ACL at Regionals.

9. Fundraising

1. No fundraising events are scheduled

Mr. Garcia reported that ALA has no current plans for any fundraising until they have more concrete plans on what to do with the money.

10. Public Comments

1. Rob Malaczewski of Aurora Shores asked a question from the “Statement of Activity” provided by Mr. Keller with the financial statements. He stated that “Based on this it looks like a full year’s revenue is about \$50,000.” Mr. Keller replied that “We are short. We still have to receive ASHA’s 2022 revenue from stickers and Hawthorn’s 2022 dues.” He has contacted Hawthorn about this but had not yet reached out to ASHA about it. With those revenues we would be around \$85,000 yearly for revenue. Mr. Malaczewski asked where we invested that \$85,000 “net revenue in the past,” and Mr. Keller corrected him saying that it was not “net revenue,” but rather revenue before expenses. Mr. Malaczewski asked what the number was after expenses in previous years, and Mr. Keller responded that he was not treasurer until this year, and can only speak for this year’s budget. Mr. Keller stated that “Right now, the draft budget shows \$59.”

Mr. Garcia stated his approval of the job that Mr. Keller has been doing as treasurer and added that the current ALA Board is working on modifying their operations to make documentation accessible to the public.

2. Dave Ellison of Aurora Shores inquired if the budget item labeled “Occupancy Expenses” referred to property taxes and Mr. Keller replied in the affirmative. He also stated that the Patrol boat purchase should be reflected on our budget as well. He said it’s listed on the “Statement of Financial Position,” but it’s not on the “Statement of Activity” for the year. Mr. Keller replied that he’d have to look into that. Mr. Ellison asked if there were any more Carp Derby payouts to be made. Mr. Keller replied that all payments were sent, but not all were cashed yet, so ALA was still waiting on the reconciliation. Mr. Ellison stated that it sounded pretty successful based on what he’d heard. Mr. Keller reported that 80 carp were removed as part of the Carp Derby, and said that there were a few residents that donated more than half of their earnings to ALA.
3. Rob Malaczewski of Aurora Shores asked Mr. Garcia if he was working with West Creek on the purchasing of the land in front of the main entrance to Aurora Shores. Mr. Garcia replied that he was not associated with West Creek or the purchase of the land, but explained that the goal of the purchase was to address slowing down incoming stormwater to mitigate flooding to the Aurora Shores neighborhood, similar to the forebay plan laid out in the 2018 ALA Lake Health Report. Mr.

Garcia also stated that Summit County has assigned an engineer, Brian P. Olson, P.E., to study the Aurora Shores flooding problem and attempt to come up with some solutions. He reported that the County has verbally pledged money from the 2022 Infrastructure Bill to several Summit County communities struggling with flooding issues, including Reminderville.

1. Debbie Marks of Aurora Shores stated that the following day was Aurora Shores Semi-Annual Meeting and asked if a member of the ALA Board would be present. Mr. Garcia and Mr. Keller answered that one of them would attend.
2. Rob Malaczewski of Aurora Shores asked if there was any update on the timeline of the investigation into the misappropriation of funds. Mr. Janzig answered that when the evidence was first presented to the officer, he said not to expect anything in a year. He further stated that “the fact that Kathleen (Riggi of ASHA) and Christina (Cox, also of ASHA) put together all of that information as well as they did probably sped up that timeline.”

11. Closing Remarks.

As there were no further comments/questions from the attendees, Mr. Garcia made a motion to adjourn the meeting and thanked everyone for attending.

Action Items

- **Jeff Janzig**
 - 1.
- **Bret Keller**
 1. Prepare 2023 budget for vote at December meeting
- **Anthony Garcia**
 1. Begin gathering material to include in educational video seminars on lake safety
- **Matt Kolar**
 - 1.
- **Todd Van Dyke**
 - 1.
- **Bryan Gallo**
 - 1.
- **Bob Chapdelaine**
 - 1.