

Aurora Lake Association Meeting Minutes

Date: October 17, 2023

Location: Hawthorn Clubhouse

Start - End Times: 19:00 - 22:00

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

Schedule

- 19:00 - 22:00 - Public Session

Agenda

Roll Registry:

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”
- **[Complete] Action item:** John Vargo to follow up and acquire valid license for trailer. Took possession of title.
- **Action item:** Vargo - Submit recommendation for limiting catch size for crappie to both HHOA and ASHA
- **Action item:** Kolar - Look into duck control options
- **Action item:** Kolar - Evaluate other labs for better cost
- **[Canceled: to be captured in Lake Vision Strategic Plan task] Action item:** Tiffany: Suggested developing a “plan of action” to react in event of negative testing result to execute
- **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
- **[Complete—see notes] Action item:** Leslie - Continue discussion with Hawthorn development and City of Aurora to develop strategy
- **[Complete - Not a valid option, no further action] Action item:** Kolar - Contact TJ Asher for quote to store workboat ASAP

Minutes

- Thanks to Tiffany for her service. Treasurer role vacant
- Thanks to Ski club for removing buoys

Roll Call

- 6 of 7 Board of Directors present, Mike Laur absent due to business travel
- Introduce newest board member: Bill Eden
- **Motion** - Approve August 28th Meeting Minutes - Vargo/Gallo. Approved unanimously
 - 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.

Financial update

Financial reports missing due to change of treasurer.

\$61,558 operating account

\$231k in reserve

Meeting scheduled with Devin & Associates for mid-September was not held due to her removal. They indicate they have the information they need.

Outstanding Taxes:

Notice received for outstanding \$3,547 due on Sept 23rd

2021 never filed (~\$10k)

2022 extension through 11/15/23 (~\$10k)

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

Exemption for property taxes are not currently valid

ASHA presented invoices for past due funds. ALA received notice that 2021 assessment, 2021 sticker fees, and 2022 sticker fees. Payment has not been received yet 2023 boat sticker fees have not been provided to ALA, it has not been received.

Action Item: Kolar to follow up with ASHA on status

Discussed cadence of outstanding reparation debt. Will be paid via probation to PO Box. Cadence is not currently know. ~\$72k to be paid over 5 years

Additional questions of checks written by ALA.

-Hawthorn Ramp Maintenance - \$1,728 outstanding (portion that had not been reimbursed by Milner)

-Additionally, ~\$11,500 was given to ALA by HHOA for lighting project

-Forklift rental fees - not paid for by ALA

-Tony Hood Excavation - not paid for by ALA

~\$7,700 net due to HHOA by ALA

Need to reconcile 2023 budget; typically a treasurer role task.

2022 budget reconciled, but there was still plenty of work outstanding

2023 budget needs to be reconciled and closed out

2024 budget to be broken out into two pieces:

Basic operating costs

Lake improvements investments

Jim: Suggested executive session

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

Following financial reconciliation, will evaluate options to move funds to interest earning account

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)

Non-profit status: State submitted a non-compliant status notice. Kolar to send notices and information to

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. Kovatch 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.
Motion to join society. Leslie/Gallo. Approved unanimously.

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

Goose Management

Develop harassment strategy, invite Geoff to present to board and communities.

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

Bubblers and Muck Fans

ASHA requested ALA to form an opinion on these.

Discussion of muck fans (increase turbidity) vs bubblers (increase aeration)

Safety concern for skaters

Joe Kovatch suggesting posting to stay off the lake

Managing safety of ice is not feasible

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

4 locations proposed by ski club

South location may be favorable for silt and erosion considerations due to status of natural vegetation

Why move it?

Request of new lakefront residents

Holly Taylor: Counterpoint that residents chose to purchase a house with a view of a ski course.

Jerry: wants to form a petition to NOT move the ski course

Potentially impacts performance of the ski course due to wave reflection

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

Reminder: Ski club submits permit application to ALA for approval to set course each spring.

Dredging

Board has contacted multiple companies

Enviroscience estimate 1 million cubic yards of sediment (i.e., 72000 dump truck loads, 100 acres at 6 feet deep)

Solitude Lake Management, Jay Bagley

Met with them years ago about hydroraking was quoted, but abandoned

Local sales contact did not share details, but said 2017/2021 bathymetry study was too old. Quoted \$25k for new bathymetry study, contracted out to Envirodredge

Requested references

Idaho reference, dissimilar to our lake

Lake in Texas and connecticut

Metropolitan Environmental Services (Columbus)

Currently working in Solon

Removed material has to be dewatered

Rough estimate - \$10/yd or \$60/yd (without place to dump spoils)

Still has to be dewatered

Shephard Shoreline Construction (Sandusky)

Not contacted yet

Muskingham Water Conservancy District

3 reference projects, average ~\$35-37/yd

\$85000 - 4.5 million

Enviroscience report suggests dredging ASHA channel system

ALA Boat Storage

Bill contacted Geauga Fairground and has 1 spot left for \$325 for season. Cannot store boat without trailer.

Workboat is winterized.

Patrol boat is going to be done this week.

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

Options considered for reusable winter cover if we need to store outside

Board Positions

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

Strategic Vision Plan

Review previous action item to assess existing studies

Consider engaging another party to analyze and prepare a second opinion

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

Shoreline erosion improvement strategy should be a priority, and develop a plan for investment

Boat Registration Process

HHOA will transition to digital process next year

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

Consider establishing rules to set guidance for shoreline clearance rules for wake surfing

Consider incentivizing pontoons by permitting longer LOA rules (~23')

Forebays

Joe Leslie discussed with city of Aurora

Aurora assessed impact is to Geauga Lake and Chagrin, minimal impact from Geauga lake improvements to our lake

Aurora still interested in installing it, but do not have funding

Conclusion, based on nearby construction, forebays are not THE solution

Communications, Social Updates, Financial Reports

Financial reports are a gap and needs to be rectified

Water Testing

Consider adding more testing

Turbidity, phosphorous

Need expert guidance to determine what should be tested

Community Equity

Discussed considerations for rebalancing ALA funding

Ideas include flat HOA fees—leave it to them to fund it, tiered boat fees based on HP, surcharges for high lake impact vessels

Shift onus to users of lake

Meeting Frequency

Motion to conclude meeting; Kolar/Kovatch. Approved unanimously

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.