



# BOARD OF DIRECTORS GENERAL MEETING MINUTES

**BOARD OF DIRECTORS MEETING**

Tuesday, January 26@ 7:00 pm

Call to Order	President Ryan Fox
Directors Present	Vice President John Goodman, Secretary Pat Zlotin, Treasurer Lois Ann Eisel, Directors Todd Brown, Jim Greaves, Roberta Maness
Directors Absent	None
Association Management Present	Sharon Hodges, Community Manager, Assistant Community Manager, Safety and Security Manager, Courtney Lovely
Location	Video Conferencing via Zoom
Quorum Established	Yes

**Call to Order**

President Ryan Fox

**Establishment of a Quorum**

Secretary Pat Zlotin

**Changes to Agenda**

Secretary Pat Zlotin

Motion to accept Rod Eggleston as chair of Infrastructure Committee

Discussion of Ad Hoc Lake Auman Master Plan Committee's report (**Exhibit C**)

## EXHIBIT C

### **SLWLA Project: Enlist North Carolina State University to evaluate natural (wind) and Anthropogenic (boat) wave energy and its impacts at Lake Auman**

**Project deadline:** Must receive an intent to fund letter by 1 Apr 21 in order to purchase, fabricate, test and deploy equipment for a 1 Jun 21 data collection start.

**Point people: Bob Fewkes, Paul Kirst, Paul Brezinski**

1. **Define the problem** – One area of focus for the current Lake Master Plan Committee has been the management and future enjoyment of Lake Auman and its high hazard dam. Major considerations are enjoyment of the lake by a variety of users and wave energy effects on our dam, shoreline installations, and overall lake ecology. Development of an effective plan will require projections of boat traffic density and knowledge of waves generated naturally and by various boat types. The proposal made by the North Carolina State University will provide information and data about the lake, similar in nature to the recent study for Phase 1 of the road drainage system.
2. **Provide some background.**
  - a. The Lake Auman Master Plan was originally written in 2006. It has been updated several times to be current with changes in our lake and dam. This revision is the first since 2012.
  - b. Lake Auman anchors home values in SLW and easily top \$350M and the value of bulkheads alone at over \$12M, not including docks, lifts, boats, or the dam. As such, it is in the best interest of all members of the community to determine problems/issues as well as their causes that could adversely affect property values;
  - c. In addition to potential infrastructure damage, there is significant research published with reference to the negative effects of waves, both natural and manmade, and their environmental impacts on fish, natural habitat and erosion as well;
  - d. The dam shows signs of erosion under the water line. The extent of that erosion is being determined by the recent bathymetric and side scan sonar surveys (final report not yet available); however, the cause(s) may not be determined without further study. The research Proposed by NC State will look at both natural and made causes of the erosion.
  - e. **What have other communities done?** Seven Lakes North banned boats with ballast from operating on all lakes in the community. At least two other private lakes in other states have done the same. The debate is national with state legislatures becoming increasingly engaged. Complaints from Lake Norman residents increased dramatically in the past 2 years and garnered the attention of the North Carolina Wildlife Resources Commission which announced an interest in the study of wake boats. The Commission does feel that, "... Wake boats do lead to erosion and contributed to the disappearance of several small islands in Lake Norman."

The State of Virginia recently passed legislation on inland lakes 20,000 acres or more prohibits wake surfing within 200 feet of a dock, pier, boathouse, boat ramp or other person in the water.

3. **Proposed solutions** – commission a 12-month study proposed by NC State, as an unbiased 3<sup>rd</sup> party with the skills and resources necessary to accomplish such an undertaking.
  - a. NC State has cross department and college resources, labs, and expertise and is collaborating with the University of MN;
  - b. The Department of Marine, Earth, and Atmospheric Sciences will assist the community in understanding the variability and impacts of both natural and boat-generated waves to infrastructure, sediment erosion and transport, nutrient cycling within the lake, and to shallow-water aquatic habitats.
  
4. **Pros and cons of proposed solutions**
  - a. This independent study will help us to better understand and preserve our lake & dam;
  - b. Without the study, the community will continue to fracture;
  - c. There are significant implications for infrastructure and possibly the dam as well.
  - d. The study will also answer the boat density question, will inform the Johnson Point project, and Lake Policy/Use in general;
  - e. The study also promotes community participation, ownership, and guided scientific study for interested students.
  
5. **Financial ramifications**
  - a. Cost of study - \$80,464;
  - b. LASC has pledged \$5000 for the NC State Study, reducing the cost to SLWLA to \$75,484;
  - c. \$30k of instrumentation will be retained by SLW for future use;
  - d. Easily recover the cost of the study, assuming minimal policy changes and given the value of homes and infrastructure at stake.
  
6. **Make recommendation or resolve if empowered**
  - a. Lake Master Plan Committee Voted 7-1 to inform the Board that it wants to go forward with the NC State proposed study on January 21, 2021;
  - b. The Lake Master Plan Committee will create a community-wide survey for Board review/approval by February 1. The purpose of the survey is to have full community input concerning Lake and Dam issues. Once the Board has given its approval, the Survey will be sent to all lot owners who will be given two weeks to respond;
  - c. The Committee will solicit more input from other committees and refine the plans;
  - d. The Committee also recommends the BOD conduct a working meeting in mid-February for the purpose of discussing all information and comments;

- e. Ultimately, the Board approves the motion to fund the proposed study by NC State in an effort to preserve the lake environment, protect infrastructure, and enable the greater community to-enjoy the lake.

Committee Chairperson: Dan Lambert