

**Ann Lake Property Owners' Association
Board Meeting Minutes**

June 5, 2023

I. Call to Order: 10:35 AM

II. Roll Call of Officers and Board:

President:	Kathy Garmes-Taylor	Present
Vice President:	Kent Taylor	Present
Treasurer:	Dave Maxson	Present
Secretary:	Maggie Sowers	Present
Member at Large:	Val Dahlberg	Present
Member at Large:	Jeff Dahlberg	Present
Member at Large:	Terry Sowers	Present
Member at Large:	Vacant	
Member at Large:	Vacant	

III. Approval of Minutes from last meeting:

Via email Kent, Motion to approve minutes, seconded Terry. Approved unanimously.

IV. Report of Officers:

President: Kathy. No report.

Vice President: Kent. No report.

Treasurer: Dave. Written report attached and emailed.

Discussion: Explanation of Lake Management Preservation Fund vs. Invasive Species Reserve (holds the CD) and Lake Management Reserve (PLM payment). No payments yet this year. Current reserves are balances carried forward from last year. The Lake Management Preservation Fund was devised as a "Doing Business As" title to allow possible creation of 501c3. It is no longer necessary. **Maggie: Motion to allow the DBA to expire at end of year, seconded Dave. Approved unanimously. Jeff: Motion to approve treasurers report, seconded Kathy. Approved unanimously.**

Dave filed taxes for this year.

Secretary: Maggie. No report. At the last meeting it was decided to use an external hard drive. It was decided at this meeting to use it to back up the Website, committee reports, financial reports, anything historical. We will continue the Archived section on the Website.

V. Report of Standing Committees:

Communications:

Government: No chairperson, no report. Dave gets emails from Benzie County Democratic Party where some local government reports are relayed. The Village of Lake Ann also uses their website to post their minutes. Dave volunteered to monitor these websites for information that may interest ALPOA. Suggested this is a good job to give a new board member.

There are no buoys out at the Lake Ann Public Beach. Dave will investigate.

Nominating and Membership: Jeff and Dave. We currently have 71 members. Nine of which have not been members in the last year.

Kent wrote a thank you letter to the new owner of property on Harris Point. This person joined ALPOA and made a generous donation to the Lake Preservation Fund. We believe this is a sign he is sympathetic to the ALPOA cause and we wished to give him more information about us and invasive species efforts.

Dave was given a list, from the township assessor, of all properties on Ann Lake that have changed hands in the last few years.

Nominations are progressing. Jeff has a few good prospects and has asked each for a brief biographical paragraph to be shared prior to the election. There was some discussion about who are members and eligible to be on the board. Jeff is keen to have younger people on the board. They bring a fresh perspective.

There is uncertainty about term length for the nominees. In order to keep board elections staggered (as stated in the bylaws) we have three positions to fill 1. One year term (replacing Craig) 2. Two years (replacing Sven) and 3. Three years (replacing Terry). Several ideas were discussed about succession plans for the board and committee chairs.

Events: Maggie. Written report attached and emailed.

Annual Meeting is set to go. Agenda is almost complete. There remains a question regarding which meeting minutes are approved at the Annual Meeting: the last annual meeting or the last board meeting? Minutes for today's meeting will be approved via email prior to the Annual Meeting.

Unofficial Boat Parade Decorating Contest: Sven still plans to solicit prizes from local businesses. Local business seem to be willing and interested in providing prizes for the boat decorating contest. There is money budgeted for prizes in the event we are not able to get donations. There is no grand prize. Taylors have the banner and plan to lead the parade. Sowers' will judge the decorations.

Newsletter: Val. Final expense \$38.50 printing, \$60.00 stamps and we approved \$175 donation to Central Methodist Church via email vote. Total \$273.50. There was a generally favorable reaction to the newsletter gauged by membership payments and local business response.

Website: Kathy. No report but she is working on developing a website committee.

Environmental:

Invasive Species: Kent. Report attached and emailed.

Discussion: The boats should be cleaned when they are taken out of the water which is not emphasized enough on the sign in the Invasive report. This issue will go to the Invasive Committee.

Health and Safety: Dave. We wish to have a statement from the Board regarding PFAS in case we are asked at the meeting. Dave will draft a statement and send it to the board for review.

Loons: Kathy. They are still on the nest. Lost anchor for the platform has been replaced. The fake plants put on the platform seem to hide the loons well.

Water Quality: Dave. Report attached and emailed.

Dave has volunteer successors for Water Quality. Don Shire has purchased supplies to replace worn equipment. **Val: Motion to reimburse Don Shires \$108.09 for said supplies, Dave seconded. All approved.**

Greenbelt Award: Dave will organize a lake tour and notify us about time. The selection group should have at least 3 board members.

Shore line erosion: At the beginning of this meeting, Dave distributed advertisements for shoreline reinforcement products. Products like this will prevent shoreline erosion and runoff of pollutants. We will have these pamphlets available for those who might be interested. Dave will offer a brief explanation that ALPOA does not intend to promote any given company.

VI. Old Business:

1. Bylaws: Val. Report (power point) attached and emailed. Val intends to keep the presentation short. At the meeting, Val will make the motion to have the revised bylaws accepted. President asks for a second from the membership. There will be an opportunity for discussion. A verbal vote is conducted by the president.

2. Meeting Times:

July 10, 2023 to be changed from 10:00 AM to 10:30 AM. Taylors.

August 8, 10:30AM. Taylors.

September 10, 4:00 PM Board Meeting and Pot Luck dinner at Dahlbergs. 5344 Riverdale, Lake Ann.

3. Sheriff Report: Terry. Report attached and emailed. Review and discussion. We will ask the DNR Guest Speakers to address any issues. Kathy will let them know we have questions about this topic.

4. Trifold Revision: This project is still in the planning stage. Kathy does plan to ask for helpers from each committee.

5. Lake Ann Homecoming Days:

July 15 9 AM- 2 PM. Application has been submitted with fees. Val is considering ideas for the booth. Plan is to keep it simple. She will be recruiting volunteers to man the ALPOA booth.

VII. New Business:

1. Agenda of Annual Meeting. Kathy reviewed the agenda for the Annual Meeting. Each officer and committee chair spoke about their portion of the upcoming meeting.

VIII. Meeting Adjourned: 12:50 PM

Respectfully submitted,

Maggie Sowers, Secretary

ANN LAKE PROPERTY OWNERS ASSOCIATION
June 5, 2023

	2022	2023	2023
	Actual	Actual	Budget
Beginning Balance January 1	4,883.13	5,409.84	5,409.84
INCOME			
membership dues paid	2,010.00	1,830.00	1,920.00
prepaid future membership dues	120.00	90.00	
donations	416.00	134.00	470.00
CD interest: (invasive donation fund)	15.32	101.61	38.17
lake management preservation fund	621.00	807.00	894.00
Riparian subscriptions	154.00	230.00	266.00
Total Income	3,336.32	3,192.61	4,166.57
EXPENSES			
Michigan Lakes & Streams Association; dues	140.00	140.00	140.00
Subscriptions to Michigan Riparian	266.00	266.00	266.00
Liability insurance premium	437.71	437.67	437.71
State filing fee	20.00		20.00
PO box rent and misc postage	52.00		42.00
PayPal Fees	18.99	12.50	20.00
Water Quality:			
CLMP Enrollment	227.00	222.00	222.00
Newsletters/Communication:			
Summer newsletter	295.19	273.50	300.00
By-laws communication			
Website maintenance	35.00	35.82	70.00
Loon Habitat			100.00
Invasive Species:			200.00
Education material	0.00		0.00
Plant mapping (refer to allocation to reserve)	0.00		0.00
Special Events:			
Annual meeting	316.19		50.00
Lake Ann Homecoming	0.00	25.00	0.00
Boat Parade	103.33		150.00
Membership:			
Winter postcard	80.00	103.89	105.00
Spring postcard	0.00		0.00
New members packets	0.00		0.00
Health and Safety			
Unbudgeted expenses	50.00		0.00
Allocations to reserves			
Website hosting fees	131.88		131.88
Invasive Species Reserve	15.32		38.17
Lake Management Reserve	621.00		894.00
Legal Reserve	0.00		0.00
Loon Reserve	0.00		0.00
Total Expenses	2,809.61	1,516.38	3,186.76
Operating Surplus/(Deficit) for year	526.71	1,676.23	979.81
Ending Balance Operating Fund	5,409.84	7,086.07	4,883.13
Reserve balances			
Website hosting fees	263.76	263.78	131.88
Invasive Species Reserve	10,966.97	10,966.97	10,951.65
Lake Management Reserve	1,783.00	1,783.00	1,787.00
Legal Reserve	2,500.00	2,500.00	2,500.00
Total Resources (including reserves)	20,923.57	22,599.82	20,253.66

DEPOSIT BALANCES

PayPal	823.41
Checking	11,306.62
CD	10,469.79

22,599.82

WATER QUALITY

Water monitoring for the 2023 season has commenced as usual, but with some new personnel. In accordance with our President's encouragement, I've recruited a couple "successors". Don Shires, who worked with me last year, and John Shook both attended the CLMP training at Crystal Mountain in May. I informed Don that he's now the lead and he's taken to it like a duck to water. (Water! Get it?)

However, that raises an issue. The job requires an anchor capable of holding the boat steady at a depth of 70 feet, sometimes in moderate wind, and a 100 foot line. For the years that I've been doing the job, I've used my own, and don't wish to pass it on. Don doesn't own such, and would otherwise have no wish to purchase it for his personal use.

The job also requires a 100 foot surveyor's tape. I purchased one about 15 years ago, for which I was reimbursed by ALPOA. Unfortunately, it was accidentally broken this spring. Suffice to say, it was fully depreciated and must be replaced.

Don has purchased the equipment:

100' tape - \$23.84

Anchor and 100' line - \$84.25

I will be asking the board for approval to reimburse Don, on the understanding that the equipment belongs to ALPOA and must be passed on to any successor.

Dave Maxson

Invasive Committee Report – June 2023

Three topics to discuss today

1. I have been in discussions via email with Mark Roper and PLM Lake Management regarding the term of the last contract; since we are not the contract holder, I was not sure if this year or last year was the end of our current contract. Unfortunately, Mark did not know either and asked me to find out. PLM got back to me and said this is the last year of our contract. They then sent us a new 5 year contract proposal which maintains the current price for this year AND next year. It will not increase the cost any year after that more than 5% (up from a 3% escalator clause in the current contract which they never used). I forwarded that message to Mark and told him that my advice is to sign the new contract and get one more year at current prices and lock them in for the next five at reasonable costs. It is a no-brainer. Mark is inclined to renew if WE are happy with the services which I said we are. This means that we should issue a check for \$625 payable to the township, same as last year, for us to bring over to the township offices. And budget the same amount for next year. I will follow up with Mark to see that he agrees and will sign off on the new deal. (see 2 PDF's attached; existing and new)
2. As all know, I have been very skeptical of a boat wash for our lake. The limited survey we did last year indicated only one day did we have as many as 4 boat trailers in the parking lot. Most days there were 1 or 2. My opinion has been that such an expensive station with volunteers to man it was beyond our budget, abilities or needs. (Glen Lake hires staff to man theirs. Instead, I wish to explore the practicality of placing a "boat cleaning awareness" sign at the launch with an assortment of tools for reaching under your boat to grab weeds off your trailer. I've seen a picture of a sign prototype at Green/Duck Lake and wish to explore this with the local DNR and how it's worked with the local lake association. The BCD has as template for this sign (printing, and we need to cost it all out with installation to see if the board likes the idea. (Maybe DNR or the township will install it?)

But the DNR does have to approve it in any regard. The company that created the concept offers tools for it at \$200. That seems excessive since the tools are tongs and brushes that should cost a fraction of that at any hardware store. There will be annual tool loss that needs to be budgeted but besides that, it is a one-time cost of printing and installing the sign, little more. Seems like a comprise worth studying. (see attached, the sign in this example cost \$308 to print at "Signplicity")

3. We are planning to do our own early summer week survey for Curly Leaf Pondweed on June 19th. We are hoping to train more volunteers in plant I.D. but are having difficulties getting responses to this and meeting time suggestions. I must confess, I have a committee that likes to do things rather than meet about stuff or correspond; I guess that's better than the other way around. I'm coming to the conclusion that I will have to more proactively lead this group rather than seeking consensus in meetings. Activities seem to get more participation.

Kent Taylor
Comm. Chair
June 4, 2023

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From: kent@prgchicago.com <kent@prgchicago.com>
Sent: Thursday, June 1, 2023 9:41 AM
To: Mark Roper (supervisor@almiratowship.org)
<supervisor@almiratowship.org>
Cc: Kathys mail <kathy@prgchicago.com>
Subject: FW: Ann Lake AVAS

Mark: We have determined that the township remains under contact with PLM through this year, at \$1250 per year for their survey. They are now giving us an option to enter into a new agreement, similar to Pearl Lake. I would like you to execute this new agreement as it guarantees no price increases for this or next year. Subsequent years' charges may increase as much as 5%/yr. The old contract had a 3% escalator clause

but that whole deal ends this year (I highlighted these relevant portions). The new deal offered maintains this price though next year which makes me inclined to recommend you sign it. The increased escalator is reasonable given current inflation. What do you think Mark? How much time and what process is needed to get this deal executed? I will be happy to meet with you if you think we need to consider a different approach.

Kent Taylor

VP ALPOA

Chair, Invasive Species Committee

708.347-1849

Events Committee Report 6/5/23

1. Annual Meeting

Signs out to announce meeting one week prior to June 17. If you have a sign please plan to set it up.

Board to arrive at Almira Townhall 9:30 AM Saturday June 17 to help set up. Plan to stay after to break down and clean up

Preliminary Agenda for Annual Meeting emailed to each member. Announcement is on Web Page and was in Newsletter

Refreshments

1. Sheet cake and assorted baked goods to be picked up 6/16 AM. Estimated cost \$50.
2. Val and Maggie arranging beverages. Expense \$TBA
3. Decorations \$15.80
4. Additional Tableware Expense TBA

2. Boat Parade

Sven will get prizes 2-3 weeks prior to the boat parade
Announcement should be on Web Page and has to be updated. It was in the Newsletter Suggest prizes be cancelled after this year. Photo is LABC is enough. Decorating contest can continue.
Judging and photos will be Sowers family.

In 2004 Jane Blume wrote in the Water Log that ALPOA sponsored the boat parade. There are no water log copies for 2005. In 2006 September it is written that the Lake Association could not sponsor the boat parade. What happened to change this position? In 2011 the Water Log contains an article calling the boat parade "the unofficial fourth of July boat parade". This phrase was continued for many years.

Where do we stand on this event?

3. Homecoming Days

Val and Jeff

