

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

**August 8, 2023**

**I. Call to Order: 10:32 AM**

**II. Roll Call of Officers and Board:**

<b>President:</b>	Kathy Garmes Taylor	Present
<b>Vice President:</b>	Kent Taylor	Present
<b>Treasurer:</b>	Dave Maxson	Present
<b>Secretary:</b>	Maggie Sowers	Present
<b>Member at Large:</b>	Val Dahlberg	Present
<b>Member at Large:</b>	Jeff Dahlberg	Present
<b>Member at Large:</b>	Terry Sowers	Present
<b>Member at Large:</b>	Vacant	
<b>Member at Large:</b>	Vacant	
<b>Board Member Elect:</b>	Aaron Jenkins	Present
<b>Board Member Elect:</b>	Randy Davis	Present

**III. Approval of Minutes from last meeting: Motion to accept minutes from July 8 meeting made by Val Dahlberg, seconded by Dave Maxson. All in favor.**

**IV. Report of Officers:**

**President:** Kathy no report.

**Vice President:** Kent no report.

**Treasurer:** Dave sent Treasurer's Report via email (see below). Dave is requesting \$28.61 to reimburse Val Dahlberg for expenses related to Homecoming Days and \$20.14 to reimburse Jeff Dahlberg for a USB adapter cable for the external hard drive approved earlier this year. **Kathy moved to approve \$48.75 for the above expenses, seconded by Maggie. Approved unanimously.**

**Secretary:** Maggie no report.

**V. Report of Standing Committees:**

**Communications:**

**Government:** No official report. Dave has been forwarding emails from local government proceedings. Jeff has an acquaintance in Lake Ann who is involved in the local government. Jeff will try to involve him in our efforts.

**Nominating and Membership:** Membership total is 84, there are approximately 201 properties along the lakeshore and river (riparian households).

It is generally believed that more than 25% of riparians is considered good lake association membership total.

Discussion about assignments to board positions. Kathy will complete Jeff's term when he becomes President. Maggie will complete Val's term when she becomes Secretary. Craig's and Sven's positions are currently vacant. There are three new board members elect. Their terms will be decided by Jeff outside of this meeting.

**Events:** Maggie reported the number of Boat Parade participants is unclear. It is more than 22. There is to be an ALPOA hat sale next year. After some discussion it was decided ALPOA will purchase several hats to be sold at the Annual Meeting and at Homecoming Days. **Kathy motioned, Events Committee can purchase 12 ALPOA hats of various colors to be sold at future ALPOA events. Jeff seconded. Unanimously approved.**

Val reported Lake Ann Days was a success. She thanked everyone involved. Val estimated we had approximately 20 visitors to our booth. We spoke to them about ALPOA's purpose, projects and the benefits of ALPOA membership. We intend to have a booth next year at Lake Ann Days. She and Jeff volunteered to arrange it.

**Newsletter:** Val stated the deadline date is April 15, 2024. She is compiling a file of articles for publication next year. Expense is tied to printing and mailing cost. It would be beneficial to obtain more email addresses.

**Website:** Kathy is working on developing a committee. She is looking for volunteers with IT skills specific to websites. She thanked Jeff for making a QR code for our website. Discussion about places to post the QR code such as a laminated page to put on our ALPOA banner.

### **Environmental:**

**Invasive Species:** The bulk of Kent's report was sent via email (see below). Kent announced the annual Purple Loosestrife survey. In this report he suggested we brainstorm ideas for helping Herendeen Lake. He has learned Benzie Conservation District has a similar desire. (Jodi has been his contact). The question is "What is our ask?" of Almira Township.

There are several small lakes in our township that are infested. The BCD looks for Eurasian Water Milfoil in smaller township lakes that do not have lake associations monitoring the water health.

If BCD discovers EWM they notify affected people but do nothing to resolve the problem. There is a bright orange sign now at the launch at Herendeen Lake stating the lake is infested with EWM.

Discussion followed regarding ways ALPOA can protect our lake without overstepping. Kent summarized the discussion:

1. Our instinct is to follow Jodi's lead and offer volunteer support.
2. To ask Mark Roper to close Herendeen lake boat launch.
3. To ask Mark Roper to construct a township boat washing station. The township fire station would be a good location as it is located central to most lakes.

**Health and Safety:** No report

**Loons:** Kathy will prepare an expense report before the end of the year. We believe the loons are still present on the lake.

**Water Quality:** Dave spoke with Mark Roper about increased phosphorus levels. He told him about our plans to do additional phosphorus testing. Mark asked to be informed of the results and, if concerning, Mark will notify the Health Department for them to investigate. They also spoke about enforcing the township greenbelt ordinance. There is not much the township can do to prevent greenbelt destruction except educating new property owners about the value of a healthy greenbelt. Mark will make an effort to notify ALPOA when property changes hands so we can deliver a "Welcome Packet" containing such information.

As agreed at our last board meeting, Dave did three additional phosphorus tests along the far northeast section of the lake with a fourth "control" test at one of our usual testing sites. All three sites are higher than the control, and one site is twice as high as the site next to it. He will convey this information to Mark Roper.

We received information from a neighbor there has been recent contamination of a few local wells due to the old underground gasoline tank leak. The DEQ is involved and making repairs. This is not an ALPOA problem to solve, but we can try to stay informed about it.

The "Score the Shore" survey was educational. Most of the Board members participated in an evaluation of our greenbelt. They were assisted by a member of the Benzie Conservation District (Jodi) who will send us the results

## **VI. Old Business:**

### 1. Trifold

Since the last meeting Kathy learned that printing 1000 copies of the current Trifold will cost about \$300.00. She reviewed our concerns about the Trifold.

She believes it is a good idea to revise the document next year. She and Jeff volunteered to work on this over the winter.

It was suggested we place the revised trifold in short term rental properties. In the past lake rule information sheets were welcomed by rental owners to educate their guests. Suggested we develop a "Short Term Rental Packet" in addition to a "Welcome Packet".

The board is willing to pay for a reprint of the Trifold. There was no motion.

### 2. Articles of Incorporation

Jeff called LARA and learned a revision of our Articles of Incorporation is not possible without dissolving and restarting ALPOA. We can restate the original language of the AOI so that it doesn't conflict with the original AOI. We can restate the purpose but no other changes. **Kathy moved Jeff and Val make any needed modifications on the AOI. Seconded by Dave. Unanimously approved.**

### 3. Welcome Packet

Jeff and Dave are working on it. There is nothing to report to the Board. It was suggested that any packets we develop should separate ALPOA membership from government regulations.

### 4. Next Meeting

The end of season Board Pot Luck will be on September 10, at 5344 Riverdale. The Meeting is at 4PM with dinner at 6. Val and Jeff will provide Brats, Dogs and Burgers. We are to bring side dishes. Families are invited.

VIII. Meeting Adjourned: 12:24 pm.

## Invasive Committee Report

The Invasive Committee will start to organize our annual Purple Loosestrife survey and removal efforts. The last part of August and early September are best for this. Care will be taken to avoid property issues that arose last year. Also I would like to invite board members to discuss the evolving situation on nearby Herendeen Lake. It has become infested with Eurasian Millfoil and there is no lake association there as yet to marshal any efforts, let alone awareness. It is a nearby source of contamination to our lake so its fate has some importance to us. I will show you a recent drone picture of this lake where the weeds are very visible. This year it will be worse. My request of the board is to think what our 'ask' might be of the township board. I am having trouble settling on a reasonable ask that does not detrimentally affect our own needs from the township which might emerge in the future. Can we discuss this casually at this or another meeting?

In the interim, I am reaching out to the Benzie Conservation District who took the photos and see how we can support or encourage any efforts that they plan on this issue with Almira Township. The BCD might have advice regarding available grants for such small lakes with limited or no lake associations. Some things that ALPOA can do would be training interested Herendeen residents on weed survey's and monitoring techniques. We have no money to offer that is for sure. What might the township offer, I don't have a thought I can recommend or hope for; hence my desire to brainstorm this with this board. This is a new, emerging issue for which we need a nuanced approach. And then get ahead of this issue to help navigate it towards a mutually beneficial outcome.

Kent Taylor

Chair, Invasive Species Committee

**ANN LAKE PROPERTY OWNERS ASSOCIATION**  
July 31, 2023

	2022	2023	2023
	Actual	Actual	Budget
<b>Beginning Balance January 1</b>	4,883.13	5,409.84	5,409.84
<b>INCOME</b>			
membership dues paid	2,010.00	2,250.00	1,920.00
prepaid future membership dues	120.00	270.00	
donations	416.00	184.00	470.00
CD interest: (invasive donation fund)	15.32	204.87	38.17
lake management preservation fund	621.00	852.00	894.00
Riparian subscriptions	154.00	300.00	266.00
<b>Total Income</b>	<b>3,336.32</b>	<b>4,060.87</b>	<b>4,166.57</b>
<b>EXPENSES</b>			
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
Equipment		108.09	
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	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
<b>Total Expenses</b>	<b>2,809.61</b>	<b>1,674.47</b>	<b>3,186.76</b>
<b>Operating Surplus/(Deficit) for year</b>	<b>526.71</b>	<b>2,386.40</b>	<b>979.81</b>
<b>Ending Balance Operating Fund</b>	<b>5,409.84</b>	<b>7,796.24</b>	<b>4,883.13</b>
<b>Reserve balances</b>			
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
<b>Total Resources (including reserves)</b>	<b>20,923.57</b>	<b>23,309.99</b>	<b>20,253.66</b>

**DEPOSIT BALANCES**

PayPal	823.41
Checking	11,913.53
CD	10,573.05
	<u>23,309.99</u>