

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

September 10, 2023

I. Call to Order: 4:02 PM

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	
Board Member Elect:	Randy Davis	Present

III. Approval of Minutes from last meeting: Jeff moved to approve minutes from last meeting, Dave seconded. Unanimously approved.

IV. Report of officers:

President: Kathy no report
Vice President: Kent no report
Treasurer: Dave gave a verbal report.

Annual Income to date	
Lake Preservation Fund	\$ 852.00
Total Income	\$ 4,060.87
Expenses	\$ 2,031.17
Surplus	\$ 2,029.70
Operating Fund Balance	\$ 7,439.54
Total Resources	\$ 22,953.29

Membership Total is 84

We have not yet paid our share of the PLM expense. Dave will contact the township about this.

Secretary: Maggie no report.

V. Report of Standing Committees:

Communications:

Government: Jeff has no report.

1. Dave has been forwarding emails from local government proceedings.

2. We have been told the DEQ is aware of a potential gasoline storage tank leak in the village. This is being addressed by the authorities, and there is no role for ALPOA. We have been told by the township they will keep us informed.

Nominating and Membership:

1. Jeff spoke with Darryl who wants terms of service explained. There are two vacancies right now that could be filled with appointments from the elected board members. There is no immediate reason to do this.

2. Jeff does not think he will be chairing this committee when he is president next year.

3. There has been no movement on a Welcome Packet or a Short Term Rental Packet. This project hinges on updating the Trifold. Both are slated as winter projects.

Events:

1. Maggie still wants ideas for color choices for the hat sale. The ALPOA Logo should pop on the hat color ie) yellow, red. Thanksgiving is the final date for orders.

2. Maggie plans to chair events next year.

Newsletter:

1. Val plans to chair this committee next year.

2. Deadline for article submissions is April 15, 2024.

3. Send articles to her over the winter.

Website:

1. Kathy plans to chair the Website Committee next year.

2. There is a new membership form. Kathy will put up information pertinent to 2024 on January 1. Dave will send membership renewal postcards in January. Jeff and Val will help in this effort.

Environmental:

Invasive Species: Kent

1. He plans to chair this committee next year.
2. Full report was sent via email. See below.
3. Discussion about the expense of cleaning up invasives in

Almira Township; the financial responsibility of the township vs. the state. Our experience with the township is that they are agreeable to lake protection efforts. Kent will discuss all this with the Mark Roper at the township.

Health and Safety: No report

Loons: Kathy will chair loons for one additional year then Scott Hedberg will take over. We will need to devise a way to notify non-board members about board meeting if they are serving as a committee chair (as Scott will be). Suggested the secretary call for reports prior to meetings.

Water Quality:

1. The last sample of the season will be turned in next week. Final report from CLMP will come sometime in the fall.
2. Dave has had a closer look at the Phosphorus reports from CLMP and Great Lakes. The CLMP spring Phosphorus reading was undetectable. The report we got for the samples on the northwest end of the lake from Great Lakes Water Quality Lab were reasonable. They were higher than the CLMP readings from our base testing sites, but there is no cause for alarm. (These samples were taken from sites closer to land which may have affected the outcome).

Dave spoke with Mark Roper about these findings and they decided to wait until the fall readings are available before taking any action. Dave believes the readings will be lower than they have been. The phosphorus levels fluctuate from reading to reading. The trend remains a straight line and is upward. Influencing factors include fertilization, septic tank leach, animal feces and apparent increased greenbelts.

The score the shore results will come out in the same CLMP report.

Dave plans to remain chair of the water quality committee. Don Shires will continue to do water testing.

VI. Old Business:

1. Kathy and Jeff will work on the Trifold over the winter.
2. Jeff and Val will find out the status of the Articles of Incorporation. (See Below)

3. The Welcome Packet is also a winter project.
4. Jeff notified Benzie County Road Commission about a large sink hole very near the culvert under Birch View Trail. They have inspected it and told Jeff it would be repaired sometime in September. They told Jeff the culvert needs to be replaced. He will continue to monitor this situation.

VII. New Business: None

VIII. Meeting Adjourned: 5:04PM

Respectfully Submitted,
Maggie Sowers, Secretary

☆ **Jeff Dahlberg** 

September 10, 2023 at 8:04 PM



Approved AOI

[Details](#)

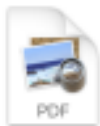
To: Kathy Garmes-Taylor, Kent Taylor & 5 more



Dear ALPOA Board Members:

Attached is the endorsed and effective restated AOI that appears on the LARA website. It looks to me like this is done and completed. You can see that the only changes that were made were to the purpose in Article II to align ourselves with our new Bylaws. This was the recommendation from LARA (Emily) at the time of our submission on 8/10/23.

Kathy: I'm thinking this has to be put onto the annlake.org website when you get a chance.



ALPOA Restated
AOI 8-...23.pdf

Thanks -Val

Invasive Committee Report September, 2023

Here is what we've been up to the past month:

- Purple Loosestrife eradication along the shoreline has been completed with the able assistance of committee members and several landowners, even renters it appears. Some plants remain in areas hard for us to reach. We judge this another success due to compliant, cooperative Riparians.
- Lake survey preliminary results came in and it seems we still have avoided any infestation of non-native aquatic plants. This is indeed remarkable.
- Committee members (Sowers family) conducted our fall rake survey looking for Starry Stonewort and found no suspicious plants. It was noted that there is some phragmites near the Ransom Creek outflow which we always view with some suspicion but we believe that this is a long-established patch of native phragmites. They are relatively short, and surrounded by other native plants which does not suggest an invasive. Their tassels are not the purple color of the most invasive species of this type. We will continue to monitor with a land visit sometime in October to confirm our positive outlook on this. I hope we can get permission before we go for it from Kayaks.
- We are having some difficulty getting the attention of the Benzie County Conservation District personnel in our effort to approach the township board about Harendeen Lake's infestation. We do have a question about the 'ask' of this outreach that was approved in our last meeting. What was proposed was that infested lakes be essentially quarantined; no boats allowed in or out save lake Riparians' boats. As I thought this through I came up with some stumbling blocks around cost which I will present at the meeting for advice and counsel. It seems any such 'quarantine' requires fences, locks and keys at some of these smaller lakes.
- Another goal of getting some signage at our boat launch to encourage and even facilitate boat cleaning with tools, is stagnating due totally to my lack of focus on the issue. I have started to look for tools we can hang on a sign to get some idea of cost. Brushes can be easily found but good ones cost \$30-40. Same with long-handled tongs which besides expensive, are also hard to find longer than 24 inches. We have to figure out a way to provide tools we can afford to replace every year or two, if not more often. Any ideas would be appreciated. Other than that, we need to get this moving forward with permissions and cost estimates of signs cost. Only then can we approach the township and ask for them to install the signage. We are behind on this.
- The committee continues to function almost on auto-pilot. The hard work of our members needs to be commended.

