

Ann Lake Property Owners' Association
Board Meeting Minutes
Date: May 5, 2024

I. Call to Order: 2:05pm

II. Roll Call of Officers and Board:

| | | |
|-------------------------|---------------------|---------|
| President: | Jeff Dahlberg | Present |
| Vice-President: | Kent Taylor | Present |
| Treasurer: | Dave Maxson | Present |
| Secretary: | Val Dahlberg | Present |
| Member at Large: | Kathy Garmes-Taylor | Present |
| Member at Large: | Maggie Sowers | Present |
| Member at Large: | Aaron Jenkins | Present |
| Member at Large: | Darryl Perry | Present |
| Member at Large: | Randy Davis | Present |

III. Approval of Minutes from last meeting:

Kathy wanted deletion of statement under Nominating/Membership, "Kathy recommended he find a replacement." **Dave moved to accept with correction, Val seconded, unanimously approved by Board.**

IV. Report of Officers:

President:

1. Tentative 2024 meeting dates: Saturday dates of June 15, July 20, August 17, Sept 21, held from 9:00am-11:00am at the Dahlberg house.
2. Jeff asked for small committee to be formed to investigate work involved to transition from current 501c4 status to 501c3 status. Jeff, Kathy, Dave agreed to be on committee.
3. 501c3 status reasons include:
 - a. Possible grant writing/easier approval.
 - b. Ability for member/non-member donations to be tax deductible.
 - c. May affect amount of special assessment (SAD) levied on property owners by township.
4. Concerns expressed:
 - a. Need for immediate treatment and cost upon discovery of invasive.
 - b. Township involvement may be easier if we are positioned to apply for grants.
 - c. How to approach township about what plan they have when invasive discovered.
 - d. Current drone surveillance abilities (Zero gravity) doesn't identify types of weeds, just if you have it or not.
 - e. Manual eradication, herbicide usage works but is costly.
 - f. Extensive boat washing efforts in Glen Lake have not prevented infestation of Eurasian watermilfoil (EWM).

Township approached in 2015, township (Mark Roper) wants to leave plan to ALPOA and then they will help.

Suggestions to committee:

- a. Is any other environmental group working within other townships?
- b. Approach the township at public meetings.
- c. Ask Lake Ann Village leadership how to approach this issue (Jeff)
- d. Val will give comparison chart of differences to committee to review, prepared after 8/2/22 Board Meeting

We need to keep in perspective the size of Lake Ann will affect the scope/cost of treatments needed. Should be a lot less than other larger infected lakes in area (Glen, Leelanau). Duck Lake (comparable in size to Lake Ann) set up SAD, initial costs were approx. \$28,000 but have been decreasing over time with treatments. ALPOA has advantage of being very vigilant/proactive with monitoring and should catch this problem early. Invasives tend not to proliferate if other healthier weeds are in place as competition for space/nutrients in the lake. Dave maintains good working relationships with township officials and offers his help with approaching these officials at time of invasive discovery.

5. Information on road re-pavement:

- Rest of Maple Grove, Riverdale Lane, Pleasant View will be re-paved summer of 2024.
- Birch View Trail re-paving and culvert work delayed until funding procured.
- Culvert replacement will likely be a wooden bridge at the cost of 1-2 million dollars. This may impact level of Lake Ann.
- Discussion about other bridge built on Reynolds Rd with Native American funding. Jeff will investigate if this is viable funding source for this culvert.
- DNR and Benzie County Road Commission will most likely be making decisions about replacement bridge design and impact on lake level.
- Lower Herring Lake is example that has bridge controls to manage lake level.

Vice-President: no report

Treasurer: see emailed and attached April 30, 2024 report

1. On March 2, 2024, report sent to Board Members regarding financial audit review of ALPOA financial records from Jan 1-Dec 31, 2023. Audit was performed by Jeff and Val Dahlberg. All records found to be in order.
2. We have \$1963.88 operating balance(surplus).
3. Discussion of transferring money from 2 different reserves (Lake Mgmt., Legal) to increase balance in the Invasive Species reserve. Discussion held as to what the intent and promise by ALPOA was for those reserve monies when donated. Decision taken by Board Members to leave all reserve funds as currently set up. Legal reserve is clearly to be used for legal issues of any

kind. Dave will relabel the reporting names of Invasive Species and Lake Management to reflect more accurately what those monies are to be used for, hopefully causing less confusion during discussions (Invasive species reserve=remediation; Lake Mgmt. reserve=monitoring). Maggie asked that renaming be linked with original names of reserves on future reports to further clarify. Board's opinion was that all reserves could be used when an invasive shows up.

4. Dave asked for the Board's approval to open a Bayfront Money Market Account (MMA) at Honor Bank, in order to earn interest when we acquire surplus funds that would otherwise remain in the non-interest earning checking. Signers on new MMA will be Dave Maxson and Kathy Garmes. Dave and Kathy will manage details of opening the MMA. **Jeff motioned for this to take place; Randy seconded. Board passed unanimously.**
5. CD account matured in February 2024; Dave moved this CD into a new 100-day CD earning higher interest. New CD matures in June 2024. Concern expressed about liquidity of CD funds, if needed by the organization before maturity date. Other ALPOA funds could be used immediately, CD funds at maturity could reimburse other disbursed ALPOA funds if needed.
 - Board gives Dave discretionary authority for CD renewal upon maturity. Dave agrees to update Board (for transparency) when CD renewals occur.
 - Verification of bylaws authority given to the Treasurer was reviewed.
6. Dave would like to continue Email forwarding of many newsletters that he receives from MLS (Michigan, Lakes, Streams) and CLMP (Cooperative Lakes Monitoring Program) and others. Board agrees that he should continue this practice.

Secretary: Val documented Board activity from Sept 10, 2023, to May 5, 2024. Activity/items will be included in these minutes, as applicable, if they are not covered today within this Board meeting.

- V. **Report of Standing Committees:** Historically these standing committees were set up in previous bylaws. Current bylaws passed on June 17, 2023, state: "committees shall be formed as needed by determination of the Board of Directors."

Communications:

Government: no active committee

- Dave is forwarding minutes of township meetings.

Nominating: Jeff

- Term expirations of each Board member read.
- There will be 4 Board members that we need to re-nominate or replace at Annual Meeting.
- Jeff (Pres), Kent (Vice Pres), Kathy (Member At Large), Maggie (Member at Large), need to contact the Nominating committee with their wishes for re-nomination or replacement.

Historically, President responsible for Nominating Committee. Current Bylaws state: "The Nominating Committee shall consist of a minimum of a Board

member and at least one Voting Member of the Association who is not currently serving on the Board of Directors. The Committee shall be elected by a majority vote of the Board of Directors. “

- Possible committee members suggested: Jeff Dahlberg, Terry Sowers, Aaron Hazard, Kent Taylor

Membership: Dave

1. New membership form reworked to reflect new Associate Member tier and rewording of document. New form posted onto website Jan 1, 2024, for use from Jan 1-Dec 31, 2024.
2. Reminder to committee to ask for updated properties list (ownership changes etc.) from township before mailing of any postcards/newsletters. This will help to keep database updated before mailings.
3. ALPOA has 67 members as of May 5, 2024. **2023** had 85 members.
Increases seen:
 - in new memberships that were never members before
 - after postcards and newsletters are sent
 - after follow-up by Dave via Email/mail to 2023 members that haven't renewed.

There is chart of monthly membership totals on website from past years.
Discussion as to if this is still helpful to track and look at trends in member totals.
Discussion about how to increase membership ensued.

Events: Maggie

1. Annual Meeting June 29, 2024, 10am, Almira Township Hall
 - a. Coffee and baked goods will be served.
 - b. We have 12 ALPOA hats (variety of colors) to sell this year at \$17.20 each.
 - c. Guest speaker is needed. Duration of talk should be 20-30minutes (max) with time included for questions. Val will contact Traverse City Library and reserve projector and screen needed at meeting.
Speaker suggestions included:
 - Process to start SAD by township official.
 - Platte River Watershed Plan update (Dave will contact).
 - Wildfire Prevention for individual property (Jeff will contact if watershed not available). DNR puts out info about harvesting of trees to help with wildfire prevention. DNR info has been put on website up to 2021.
2. Boat Parade, July 4, 2024, 1pm, meet over the sandbar.
 - Terry and Maggie Sowers will lead.
 - Jeff and Val will judge.
 - Board members can participate but can't win prizes.
 - Val has approached businesses for 1st, 2nd, 3rd prizes/gift certificates.
 - Val will obtain prizes closer to event date.
3. Homecoming/Lake Ann Days will be July 13, 2024, 9am-2pm (confirmed).
 - Jeff and Val will organize Board volunteers and supplies/set up for the day.

- Committees need to be thinking about what they might bring to educate public.
 - We will have extra newsletters, free handouts, leftover ALPOA hats.
 - Cost assumed to be \$25 for a space. Application will be sent to Val.
 - Board approved for Treasurer to write check to send in application in June to Almira Historical Society (sponsor of event).
4. PPPR (People Powered Paddle Row) event, previously held in August, will not be held after discussion/response from the Board.

Newsletter: Val

No corrections suggested for latest Newsletter revision sent to Board.

- **2023** total costs at Central United Methodist Church (CUMC) were \$60.00 for postage, \$38.50 for printing, \$175 donation approved by the Board. Total = \$273.50.
- Current **2024** budget for newsletter production is \$300.
- **2024** costs were investigated. CUMC, with Dave's help, will be best option. Copy Center was \$312, Staples was \$1000, Interlochen Library has 30-page limit.
- Dave and Val will print 125-130 hard copies at CUMC on May 14, 2024.
- Emailing and US Postal Mailing will be done on May 15, 2024.
- Dave will provide database.
- Jeff will do Email/electronic send out.
- Val will address and mail hard copies.
- Decision on possible donation to CUMC can be made at next Board meeting after getting final printing costs from CUMC.
- Extra copies will be taken to Annual Meeting and Lake Ann Days to distribute to public.

Website: Kathy

- Committees asked to look at pages for any needed updates.
- Scott Hedberg (licensing) and Kathy(content) share duties for the site. Removed "widgets" on the site (potential hacking entry). ALPOA uses Blue Host (\$375 for 3 years). This committee needs more help. Contact Kathy if you have interest/knowledge of website design and maintenance.
- Email addresses for Board Members are not completely set up. President@annlake.org and invasives@annlake.org are the only two available at current time. The plan is to have email addresses can be linked to different Board members as they move into ALPOA positions. We would not need to use our personal Email accounts for ALPOA communications.
- Potential phishing scam with several other Board members was discussed.

Environmental:

Invasive Species-Kent

Emailed and read committee report. See attached.

This will be Kent's last year as Committee Chair. The Board deeply appreciates all his diligent and hard work over the last 15 years. He will be hard to replace. Board needs to give serious consideration to who may replace him. Kent shared that people on this committee like to do the physical work but not the policy/political part of the

role. No one was recommended at this time that could take over his role. Suggestions of looking at outside the Board for expertise or within other environmental organizations. Discussion about inviting township to our Annual Meeting. Discussion as to how we spread information to non-riparians. Possible communication sent out with township tax bills. Aaron expressed interest for separate meeting to discuss history and future of invasives, water quality, environmental impact work done by ALPOA. Kent directed Aaron to Ann Lake website for more detailed information.

Health and Safety-no active committee

Loons: Kathy

- Loon nest was launched on April 21st by Scott and Nancy Hedberg, Tim Switzer, Beth Noe. Buoy came off anchorage point and was retrieved. Extra anchor from any Board member is needed, if available. Tim will re-position buoy at edge of nest. Scott placed high reeds around the nest to help provide more “protection/privacy” for the nesting loons.
- Unable to see if loons are on the nest, but loons are circling around the nest. Will continue to monitor in coming weeks. Usual timing for loons on the nest is 3 weeks from launch.
- There has been previous discussion about posting a camera to observe the nest. No one has attempted this effort yet.
- Scott and Nancy Hedberg have agreed to coordinate future launching of the nest and Tim will store the buoys.

Water Quality: Dave

1. Final Sept 2023 CMLP report of “low” phosphorus result validates Spring 2023 “non-detect” phosphorus result. This helps alleviate concerns from the 2022 report of trending elevation of phosphorus in the lake.
2. We are enrolled in CMLP program. Don Shires is primary water quality tester now; Dave is backup help. Dave will get the O₂ meter. O₂ meter is rented from CMLP due to less cost (\$60/yr.) than purchasing one (several hundred dollars). CMLP maintains and updates them so better to rent than purchase. Is there is enough help to do the testing was asked. Dave states current process is working well.

VI. Old Business

1. ALPOA trifold brochure has not been worked on yet. Jeff and Kathy will attempt to begin review of this during the summer. Suggested the brochure be revised to a more positive tone.
2. Sign/plexiglass at boat launch is damaged and needs repairing. Scott Hedberg was asked to maintain this sign as part of his lifetime status as ALPOA member. Kathy will speak with Scott about repair of plexiglass. Discussion of possible redaction of ALPOA reference on boat launch brochure needed until new brochure revised.

VII. Elections: Elections needed at the Annual Meeting-see Nominating report

VIII. New Business-none

IX. Meeting Adjourned: 4:34pm.

Respectfully submitted, Valerie Dahlberg, Secretary

INVASIVE COMMITTEE REPORT FOR MAY 2024

Activities to be scheduled and conducted this year.

1. Committee survey for Curly Leaf Pondweed in early to mid-June.
2. Lake Ann Days exhibit. (need to reserve and send check)
3. Purple Loosestrife survey and removal project for mid to late August

Unfulfilled tasks from the past:

1. Issue of the presence of Invasive Milfoil in Herrendeen Lake still not addressed due to difficulty incurred in working with Benzie County Conservation District. The one 'ask' proffered by the ALPOA board, denying access to the lake until treated, is a non-starter after we considered it briefly. We wish to coordinate with the BCD on this, but their personnel are seemingly confused with my attempt at dialog. Status is unchanged.
2. Signage on boat launch to encourage boat cleaning and provide tools complicated by cost of signage, tools, and permissions. All issues are surmountable but require more time and focus than I was able to apply during the year.
3. New evaluation of the steps and resources needed to launch a SAD or special assessment district should we need one also remains undone for the same reason as above.
4. Board declined to offer any recommendation for activities or initiatives and instead asked the committee to provide them and get back to the board. Committee has no such recommendations for several reasons including the aforementioned.

Summary: We as a committee are on autopilot; we perform the aforementioned tasks well and have helped maintain stasis in our lake. Arranging meetings are a challenge as most members don't have much time or interest in them, preferring to spend volunteer time doing field work. I actually don't know who is on this committee anymore after some comments I've heard of late. This lack of vital energy and new ideas can be laid right at my feet. It seems after 15 years in this role I've just run out of motivation and innovation, given the other issues I'm dealing with in my life. Among them, it is no longer physically possible for me to participate in committee field work which affects my ability to lead. It is obvious that I need to move on from this leadership role. Unfortunately, I have no ideas as to an heir-apparent and will not going forward. It is up to the board to figure out what needs to be done going forward. This will be my last year as committee chair.

ANN LAKE PROPERTY OWNERS ASSOCIATION

April 30, 2024

| | 2023 | 2024 | 2024 |
|---|------------------|------------------|------------------|
| | Actual | Actual | Budget |
| Beginning Balance January 1 | 5,409.84 | 5,515.86 | 5,515.86 |
| INCOME | | | |
| membership dues paid | 2,280.00 | 1,830.00 | 2,400.00 |
| prepaid future membership dues | 270.00 | 60.00 | |
| donations | 184.00 | 51.00 | 470.00 |
| CD interest: (invasive donation fund) | 309.17 | 145.53 | 38.17 |
| lake management preservation fund | 868.00 | 572.00 | 894.00 |
| Riparian subscriptions | 314.00 | 210.00 | 266.00 |
| Hats sold | 34.40 | | |
| Total Income | 4,259.57 | 2,868.53 | 4,068.17 |
| EXPENSES | | | |
| Michigan Lakes & Streams Association; dues | 140.00 | 140.00 | 140.00 |
| Subscriptions to Michigan Riparian | 266.00 | 322.00 | 266.00 |
| Liability insurance premium | 437.67 | | 437.71 |
| State filing fee | 20.00 | | 20.00 |
| PO box rent and misc postage | 56.00 | | 42.00 |
| PayPal Fees | 12.50 | 2.47 | 20.00 |
| Water Quality: | 100.00 | | |
| CLMP Enrollment | 222.00 | 230.00 | 222.00 |
| Equipment | 108.09 | | |
| Newsletters/Communication: | | | |
| Summer newsletter | 273.50 | 68.00 | 300.00 |
| By-laws communication/recording LARA | 10.00 | | |
| Website | 610.46 | | 70.00 |
| Loon Committee | 39.37 | | 100.00 |
| Invasive Species: | | | 200.00 |
| Education material | | | 0.00 |
| PLM monitoring | 635.00 | | |
| Special Events: | | | |
| Annual meeting | 164.36 | | 50.00 |
| Lake Ann Homecoming | 53.61 | | 0.00 |
| Boat Parade | | | 150.00 |
| Hats for Resale | 275.20 | | 0.00 |
| Membership: | | | |
| Winter postcard | 103.89 | 102.00 | 105.00 |
| New members packets | | | 0.00 |
| Health and Safety | | | |
| Unbudgeted expenses (external hard drive) | 83.73 | | 0.00 |
| Allocations to reserves | | | |
| Website hosting fees | | | 131.88 |
| Invasive Species Reserve | 309.17 | 40.18 | 38.17 |
| Lake Management Reserve | 233.00 | | 894.00 |
| Legal Reserve | | | 0.00 |
| Loon Reserve | | | 0.00 |
| Total Expenses | 4,153.55 | 904.65 | 3,186.76 |
| Operating Surplus/(Deficit) for year | 106.02 | 1,963.88 | 881.41 |
| Ending Balance Operating Fund | 5,515.86 | 7,479.74 | 4,883.13 |
| Reserve balances | | | |
| Website hosting fees | 263.76 | 263.76 | 131.88 |
| Invasive Species Reserve | 11,276.14 | 11,316.32 | 10,951.65 |
| Lake Management Reserve | 2,016.00 | 2,016.00 | 1,787.00 |
| Legal Reserve | 2,500.00 | 2,500.00 | 2,500.00 |
| Total Resources (including reserves) | 21,571.76 | 23,575.82 | 20,253.66 |

DEPOSIT BALANCES

| | |
|----------|-----------|
| PayPal | 307.30 |
| Checking | 11,952.20 |
| CD | 11,316.32 |

23,575.82