

**Ann Lake Property Owners' Association
Board Minutes
August 17, 2024**

I. Call to Order: 9:07am

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	Absent
Member at Large:	Randy Davis	Present

III. Approval of Agenda: Jeff will add item to New Business. **Dave motions to approve agenda. Val seconds the motion. Board unanimously approves.**

IV. Approval of Minutes from last meeting: Kathy motions to approve minutes. Dave seconds the motion. Board unanimously approves.

V. Report of Officers:

President:

Trifold:

- Update given on trifold brochure. Corrections received from various Board Members. Board consensus is trifold is much improved.
- Discussion about what enforcement phone number (DNR, EGLE, sheriff) should be on the trifold. Jeff will investigate and place appropriate phone # on brochure if space available.
- Final version will be brought back to Sept 21 Board Meeting.
- Costs of printing 1,000 copies of glossy, high-quality brochure will be presented at next meeting.
- Discussion about locations for distribution of brochures (boat launch, prop mgmt., welcome packs, all ALPOA public functions). Kathy will check what launch/campground containers are usable. May need to purchase new ones.

501(c)3:

Transition/research on 501(c)3 change of status still being worked on.

Vice-President: no report

Treasurer:

- Income to date: \$4661.52
- Expenses to date: \$1791.55
 - On track to have surplus income this year. PLM monitoring expense of \$625 still has to be paid.

Question presented as to how donations to ALPOA were being listed on Treasurer report. Undesignated donations go into Lake Preservation Fund. Designated donations go to the designated fund. No need to change ALPOA member application set up for Lake Preservation fund donations at this time.

Board feels we will have ability/discretion to use all our funds as needed, if invasive species treatment is necessary.

Secretary:

- Next meeting is Sept 21, 9-11am @ the Dahlberg house.
- No more meetings needed after Sept 21 date.
- Sept 21 meeting will include food provided after the termination of Board meeting. Barbecue from Jim's Joint in Honor will be served. Cost will be \$15.00/pp (kids are free). Family/friends of the Board are invited to join us at that time for socializing. Val will get head count and organize closer to Sept 21 date.
- Board recommend Secretary find free downloadable version of Robert's Rule of Order to use as reference vs purchase of a book.
- Board expressed condolences for the sudden death of Aaron Jenkins mom.

VI. Report of Standing Committees:

Communications:

Government: no update

Nominating: Jeff -no update

Membership: Dave

1. ALPOA has **87** paid members as of August 17, 2024. 2023 total paid membership was 85.

Events: Maggie

1. ALPOA Promotional Merchandise:

- Board will stay with hats at the present time.
- Any additional merchandise purchased should reflect the mission of ALPOA.
- See Alfie website: goalfie.com for different ideas.
- Board members encouraged to purchase their own personal ALPOA logo items if interested.

2. Annual Meeting

- Board members discussed Annual Meeting date for 2025.
Motion by Dave, seconded by Randy for Annual Meeting to be held June 21, 2025. Unanimously approved.
- Maggie will reserve with Almira Township to hold that date.

3. Boat Parade

No photos posted yet of Boat Parade in Lake Ann Brewing. Maggie will continue to work on this project.

Newsletter: Val

- Contact Val if anyone needs more hard copies (5 left).
- Deadline for 2025 Newsletter will be April 15, 2025, for submission of articles.

Website: Kathy

- Able to route president@annlake.org directly to Jeff Email.
- Able to delete 5000 comments from website (many in Russian) and removed ability to add comments to that web page area.

- Discussion about moving from current Blue Host web domain to Hostinger web domain (see attached website committee report).
- Decision taken by Board to stay with Blue Host. No motion needed as there will be no change. We have two years left on current contract. Current costs are not prohibitive, and site transfer would take time and expertise.

Environmental:

Invasive Species-Kent -see attached report

Purple Loosestrife (PLS):

- Discussion about monitoring/removal of PLS
- Have huge increase this year.
- Need to be more proactive next year to enlist owner support. Discussion around how to notify owners before entering onto property. Generally, owners are receptive to ALPOA notification and offer of help to remove PLS. Need to see if township records can help with contact # (mailing address at minimum) of owners not known to ALPOA members.

Ideas include:

- sending educational info in Newsletter 2025
- education at Annual meeting/Lake Ann Days
- sending additional Email/hard copy mailing to ALPOA database when flowering starts (July-August)
- have a community “harvest” day.
- Use invasive species budget of \$200 to accomplish PLS education/mailings.
- Jeff/Kent will investigate chemical to use for removal.

August PLM survey:

- Performed on August 7, 2024.
- No known invasive aquatic issues currently.
- Per Email on 8/19/24, they were not able to enter Mud Lake
- BCD tries to notify ALPOA if they see invasive plants.
- Recommended to let BCD know we are monitoring for purple loosestrife.

Pearl Lake Update on Eurasian Watermilfoil (EWM):

Treated and finalized financial arrangements. Will not know until 2025 if successful. Note of caution discussed about over-responding (Glen Lake) an invasive species found.

Health and Safety: no report

Loons: Kathy

Three loons on the lake, 1 juvenile and 2 parents.

Water Quality: Dave

Monitoring still ongoing

VII. Old Business: None

VIII. Elections: None

IX. New Business:

- Jeff brought information to the Board about opioid epidemic in this area.

X. Meeting Adjourned: 10:25am

Respectfully submitted, Valerie Dahlberg, Secretary

Website Committee Report, August 17, 2024, Kathy Garmes

Scott and I got together and went through the website. Scott has been using a different host for his cottage and is now using that host for the Almira Historical Society website. Sometime last year, he did this migration for his cottage site, so he is familiar with the process. Blue Host costs have really gone up so we wanted to put a proposal in place so that we can be ready to move our website if it is so decided. We prepay for BlueHost every 3 years. That bill was paid in December, 2023. If we move the website, we would do it over the winter. The new service would be Hostinger. I am sending out this email so people can ponder and ask questions. I would like a sense of whether this is something that Scott and I should continue to work on. The goal would be to have final approval by Sept. so that we can move forward over the winter. It appears the biggest reason for migration would be cost. We are still looking into security issues.

Here are some details:

Cost:

BlueHost is paid every 3 years, and the current cost is \$540, that is \$180 per year. We also pay for a service to do monthly updates; this includes the space required to save updates. This service is \$70 year for 10G. There is also a cost for domain renewal. This had been included with our BlueHost service in the past, but we recently got a bill for \$21. This needs to be checked.

- Hostinger initially charges \$2/mo for up to 3 years and after that it would renew for \$5 month. So, it would start at \$24/yr and rise to \$60/yr. This service includes a backup service but we need to check the space available so we could cancel the other year service. We would have to manage the domain name so the \$21/yr cost would exist, although it might be reduced.
- On a cost basis, if Blue Host includes the domain name renewal cost of \$21 our year web service costs would be \$180+70 or \$250. On the new service, using the higher long-term cost and assuming we don't need to have any additional backup space, the cost would be \$60+21 or \$81 a year.
- We use PayPal to pay for Blue Host and the backup service. We could use PayPal on the new host as well.
- Both sites use WordPress for actually adding information to the website so that process is the same regardless of which hosting site is used.

The process for moving the site is as follows:

1. Paying for a new server. Best using a credit card although it could be Paypal if a fund balance is enough.
2. Migration of the existing website via spider cloning or using a saved backup.
3. Move the domain pointing to the new server.
4. Set a new SSL certificate for the website.
5. Unlock domain and request transfer code.
6. Initiate domain transfer with new server.
7. Make sure Bluehost is canceled & refunded. We need to check if they will refund the unused years.

The new service includes the free back-ups, SSL certification, malware support and Scott thinks it is better at protection from hackers. The new service is located in Lithuania, so it is closer to the Russian hackers (knows them better?). Blue Host is a global company, and I believe they are HQed in Florida. Currently with BlueHost we can have unlimited forwarding emails; at least more emails than we need. With the new service, we only have 1 so we could only forward to either the admin or the president.

Our committee report for August is dedicated to the effort to control an accelerating appearance of Purple Loosestrife along our shorelines. With the cooperation of several property owners and committee members, all known sites were either uprooted or at least cut back before seed dispersal. On some we were too late. This difficult task needs to be appreciated for the commitment needed to do this often hard, dirty work. Kathy Garmes needs to be commended for the aggressive leadership role she played in this exercise getting all lake shore infestations identified and tracking plants cut or uprooted by her and others. Val and Jeff Dahlberg, Maggie and Terry Sowers, Don Shires did yeoman work on this as well. What follows is Kathy's summary of both past and present Purple Loosestrife outbreaks of which the committee is aware. It serves as a good baseline with which to compare future outbreaks. This list can be used as a reference when looking next year. If we can get people to watch by areas, that would help.

Here are spots sorted by area:

Along Harris Trail: Other than the corner property which houses the trailer, this area does not seem to have many problems:

- Property in the NW corner of the lake where the trailer is. The owners, the Hobbins, have given us permission to go on their property any time and pull the plant. This property was one of the first locations where we started removing the purple loosestrife. The first year, Beth, Bethany and Kathy did the job and took out 2-4 garbage bags. Years later there have been as many as 8 people working on the property. This year, 2024, there were 4 plants, 2 along the shoreline and 2 just a little further back. But they seem to be on a line, so I bet they are on one rhizome which I was NOT able to dig up. The plants are all in the middle of other plants and frankly, I don't have the ability to dig that much up. But I clipped to the ground so there should be nothing to seed.
- The beginning of the property that has the first house (where the geese gather) has had plants at the northern edge before the fencing starts, where he lets the shoreline stay wild.
- Property where Betty Finout lived, and she had a garden along the shore. The garden has since been removed.
- No other plants have been found from Betty's house to the boat launch.

Along Birch View Trail: The only plants found were along the river.

- The last house on the lake along Birch View Trail, just on the west side of the mouth of the river, has had plants once.

Riverdale along the river:

- In 2024, there was a large bush at Dianne Minicucci's home
- In previous years, Lee has found plants on his plat and has removed them while small.

Pleasant View: This area has become one of the bigger problem sites. Initially, the plants were found in the marsh area and had grown to over 6 feet tall.

- The marsh and associated point have been a problem for several years. No one monitors the marsh area but the point (Tobbe's) do monitor their shoreline. In 2024, we went back to the point and as a result found PL on the properties on both sides.
- The marsh area is owned by the Vriebels. They have given permission in the past to remove any plants found.
- The home on the other side to the east is owned by the Peters and PL was found in their greenbelt for the first time. They have also given permission to remove the plants.
- In 2024, a plant was found between the Peters home and the "LLC properties".
- In 2023, a plant was found in the last house to the east in that same stretch.
- Piney Point has had plants over the last several years.
- Sharp's property, east of Piney Point, has also been home to plants over several years.
- Gehling's property had a plant one year and he removed it.
- Ballard Sr.'s property had a plant this year.
- Julia Perelli's property had several plants this year.

Birch Glen: Only 1 plant so far

- In 2024, Krokie point had 1 plant

Lake Ann Rd: Only a couple of plants so far.

- Julie Brown had a plant on her shoreline; she has no problem with ALPOA removing the plants
- One other home along that stretch had 2 isolated plants

Shady Shore:

- Only 1 plant in 2024 and the owner agreed with ALPOA removing the plant.

Along the Village: the problems seem to be on the properties along Smith Trail.

- In 2024 there was 1 plant in the center of Smith Trail, owner's unknown
- In previous years, single plants have been found along the last couple of homes on Smith Trail
- The last house on Smith Trail often has a bush at the start of their dock.

Reynolds Road: The problem exists on the creek. If you look at the creek on the west side of Reynolds, it is covered in PL.

- Along the creek on the east side of Reynolds there have been plants that have been removed
- Where the creek empties into Ann Lake there is a bush on the north side that often has PL in or around it. The first bush was not discovered until it was large enough to appear over the bush in front. It is easy to get any plants that make their way to the front but if they stay behind the bush, it is hard to access. The creek at that point can get about 3 feet deep and very slippery.

ANN LAKE PROPERTY OWNERS ASSOCIATION

August 16, 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	2,355.00	2,400.00
prepaid future membership dues	270.00	270.00	
donations	184.00	61.00	470.00
CD interest: (invasive remediation reserve)	309.17	299.31	38.17
MM Interest		101.96	
Lake Preservation Fund (monitoring)	868.00	1,102.00	894.00
Riparian subscriptions	314.00	266.00	266.00
Hats sold	34.40	206.25	
Total Income	4,259.57	4,661.52	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	437.66	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	284.25	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	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
Unbudgeted expenses (refundable bank fees)	83.73	29.21	0.00
Allocations to reserves			
Website hosting fees			131.88
Invasive Remediation Reserve	309.17	193.96	38.17
Lake Monitoring Reserve	233.00		894.00
Legal Reserve			0.00
Loon Reserve			0.00
Total Expenses	4,153.55	1,791.55	3,186.76
Operating Surplus/(Deficit) for year	106.02	2,869.97	881.41

Ending Balance Operating Fund	5,515.86	8,385.83	4,883.13
--------------------------------------	-----------------	-----------------	-----------------

Reserve balances			
Website hosting fees	263.76	263.76	131.88
Invasive Remediation Reserve	11,276.14	11,470.10	10,951.65
Lake Monitoring 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	24,635.69	20,253.66

DEPOSIT BALANCES	
PayPal	307.30
Checking	691.08
CD	11,470.10
MM	12,167.21
	24,635.69