

**Ann Lake Property Owners' Association
Board Minutes
May 10, 2025**

I. Call to Order: 9:09am

II. Roll Call of Officers and Board:

President:	Jeff Dahlberg	Present
Vice-President:	Kathy Garmes-Taylor	Present
Treasurer:	Dave Maxson	Present
Secretary:	Val Dahlberg	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
Member at Large:	Don Shires	Absent

III. Approval of Agenda: Dave motions to approve agenda. Maggie seconds the motion. Board unanimously approves.

IV. Approval of Minutes from last meeting (Sept 21, 2024): Board approved minutes by Email quorum on 10/7/24.

V. Report of Officers:

President:

1. **Trifold:**

- Final version passed around at this meeting.
- 1000 copies, 100# paper, glossy, printed by UPrinting (uprinting.com).
- Costs of printing were \$312.41.
- Jeff placed a new larger laminated version of the completed trifold brochure inside the boat launch presentation platform. Plexiglass replaced, but no painting or repair to presentation area needed. New Trifold brochures placed in plastic container attached to presentation platform.
- Trifold brochures handed out to several Lake Ann businesses.

2. Discussion about microplastics research and data collection along Boardman and Platte River. Annual Meeting speaker will share data, and field questions about how this issue affects health and property values.

Vice-President: no report

Treasurer: see attached report

- Income to date: \$2871.43
- Expenses to date: \$1316.59
- Budget allocated for Newsletter is \$300.00
- Audit report performed January 9, 2025, of 2024 financial records by two Board members, independent of the Treasurer, as per Bylaws.

▪ **BOIR concern:**

Email seen below was sent 12/17/24 to Board member with a concern about ALPOA filing a BOI report.

“A nonprofit organization needs to file a BOI (Beneficial Ownership Information) report if it does not have a 501c tax exempt status; meaning, if it is not officially recognized a tax-exempt charity by the IRS, it is considered a regular reporting company and must submit a BOI report.”

After review of the above information and website boirusa.org, ALPOA does have 501c status. Board determines this ruling is non-applicable to ALPOA. No further action required.

Secretary:

1. **2025 Board Meeting Dates:**

June 14 @ 9-11am, Dahlberg house

June 21-Annual Meeting, @10am-12pm, Almira Township Hall

July 19 @ 9-11am, Dahlberg House

August 16 @ 9-11am, Dahlberg House

September 27-TBD time, plan for end of year social party following Board Mtg

2. Backup electronic download of 2024 ALPOA pdf files was put onto separate portable hard drive in Jan 2025. Intent of this action is to protect files if ALPOA website fails.
3. Board issues/decisions from Sept 21, 2024-May 9, 2025, have been documented within these minutes as applicable.

VI. Report of Standing Committees:

Communications:

Government: no update

Nominating: Jeff

Jeff, Kathy, Dave officer terms expire on 12/31/25.

Darryl-Member at Large term expires on 12/31/25.

Discussion about who wants to continue on Board and who will fill officer and Member-At Large positions. Jeff to work with a non-Board voting member to get slate of names for approval at Annual Meeting.

Membership: Dave

1. Dave will take current postcard that was sent Jan 1, 2025, and redo it with updated information regarding membership/ALPOA. This updated version will be used for the Jan 1, 2026, send out. Postcard is effective for membership recruitment.
2. ALPOA has **54** paid members as of May 10, 2025.
3. Dave will follow-up with non-renewal of previous paid members after Newsletter send out.
4. Membership packet has been given to 1 new property owner on Riverdale Lane, but no membership dues have been paid by those owners yet.

Events: Maggie

1. Annual Meeting

- Annual Meeting to be held June 21, 2025, 10am-12noon, at Almira Township Hall. Set up will begin at 9:30am. 7 Board members committed to help with set-up.

- Dave verified deposit for the Hall has been paid.
 - Speaker for Annual Meeting has been arranged. Dr Nick Roster, Ph.D. Biologist from NMC will be talking to the group about microplastics.
 - Maggie will get keys, purchase coffee, donuts, healthy snacks, creamer, sugar.
 - Val will get AV equipment from public library and make coffee.
 - Jeff and Dave will put out 5 signs/colored poles on Saturday before meeting
2. Boat Parade:
- Held on Friday, July 4, 2025. Meet at sandbar at 1pm.
 - Sowers will be lead boat with ALPOA sign. Please coordinate with judges' boat on route.
 - Judges boat TBD
 - Decision taken to continue decorating contest, “Americana “theme with 1st,2nd,3rd prizes given.
 - Val to obtain gift certificates from local businesses.
3. Lake Ann Days:
- Held July 12, 2025. 9am-2pm in Burnett Park, Lake Ann Village
 - Dave gave Val \$25 check for outside booth cost. Val will get that application turned in May 12.
 - Val to organize details of set up, items and volunteers needed closer to the date.
 - Each ALPOA committee should be prepared to bring some kind of display. Volunteers will be needed for setup, sitting at booth throughout the day, clean up.
 - ALPOA will plan to give away “free” bottled water if allowed by event organizers.
 - ALPOA hat will be raffled off. No need to join ALPOA or be present to win hat.
4. ALPOA Hats:
- 2 hats left
 - Last purchase was Sept 2023, sold during 2024 summer, 12 hats purchased (per previous minutes).
 - Current cost of new hats is 12 hats @ 18.00 each or 24 hats @\$15.30 each. ETA for submitted order will be 4 weeks.
 - Recommendation by Board to take orders for more hats at Annual Meeting to determine interest. Board will decide if more hats need to be purchased based on number of orders. Suggestion of a “knit” winter hat to be sold in the future, in addition to current ball cap.
5. Volunteer Lists
- Discussion around how to enlist non-Board volunteers during the summer. Board members need help with ongoing projects.
 - Newsletter article about help needed being sent this year
 - Announcement of this process and physical list of willing volunteers will be gathered at Annual Meeting.

- Email blasts to database Emails will be used this summer to give information about “spot” volunteer help needed at certain dates/times.

Newsletter: Val

- Newsletter reviewed for FINAL approval by Board. No suggestions made for corrections. Val to update membership numbers and Boat contest information.
- Hard copy printing to be done May 13, 2025, at Central Methodist Church (CMC) with Dave’s help.
- Hard copy and Email copy send out will be May 15, 2025. Thanks to Jeff, Val, Dave, Kathy, Kent for their mailout help.
- Costs of hard copy printing will be sent to us by CMC at later date.
- Decision on amount of donation to be given to CMC to be determined after costs of printing received.
- Total costs for Newsletter send out should not exceed budgeted \$300
- Concern expressed if CMC printing option goes away. May have to move to only electronic copy of newsletter. Current printing costs outside of CMC are considerably higher than \$300.
- Board feels we should continue hard copy printing as long as possible as this is good “marketing” tool for ALPOA, increases membership and awareness for the group.

Website: Kathy

- Website is up and running
- Board members need to look at site and check if their information is up to date and accurate.
- We are committed to Blue Host site for 2025 and 2026 (per previous minutes)
- Board considers this to be critical part of ALPOA outreach.
- Kathy needs to hand off this job. She will bring back job duties and costs required to run and maintain website. Last year’s suggestions of possible family member help and NMC student help have not yielded any solution to this problem.
- Discussion ensued as to other options. Suggestions made to investigate independent 3rd party costs for taking over maintenance of the website.
- Kathy will contact John Ransom (BCD) to see who they are using for their website.

Environment

Invasive Species-Jeff

- Jeff has contacted Mark Roper about land-based *Phragmites australis* in Almira Township Lakefront Park (Lake Ann Village). Jeff will continue to follow-up with Mark about this. There is an Almira Township Invasive Species Network group that will do the eradication treatment. Treatment was not performed last fall (2024) after PLM found it in August 2024. Maggie shared treatment process they had in Kent County for this problem.

- Information (the Ticker) passed around to group to update information on current Glen Lake EWM situation.
- Curly Leaf Pondweed Survey to be done in early June. Kathy and Kent plan to organize and involve Jeff and Randy to transition this survey work to them for 2026.
- PLM survey to be done in August
- Terry and Maggie Sowers plan to do the Starry Stonewort survey in Fall 2025
- Discussion of Herendeen Lake status with EWM. Unknown if township/property owners are taking any action. Boat launch area is marked that lake has EWM, but launch is not closed to public. DNR (per John Ransom) is not going to close it down.

Health and Safety: no report

Loons: Kathy

- Two loons on the lake seen around April 15
- Artificial nest put out on April 27. Scott H has taken over the launching of the nest. Scott unable to do this so Jeff, Dave, Aaron, Beth all helped this year.
- No loons currently on the artificial nest
- Kathy intends to re-arrange nesting material to make more “inviting” for the loons.
- Kathy has expenses to submit for zip ties purchased.

Water Quality: Dave

- Submission of first sampling for phosphorus has taken place.
- 1st clarity testing will be next week.
- Don Shires will continue to keep up with the monitoring and submission of samples throughout the summer.

VII. Old Business: none

VIII. Elections:

- See discussion in Nominating section of minutes

IX. New Business:

1. Greenbelt Tour: To be arranged by Dave Maxson at later date but before the June 21, 2025, Annual meeting
2. Birch View Trail Road update:
Birch View Trail re-pavement will be done summer 2025. Funding must be obtained to fix culvert area over Platte River. Estimated cost will be 2-3 million. Discussion ensued as to how they will do the project and about the effect on the control of the level of the lake/river. Level of lake will be important due to impact on septic systems around the lake.

X. Meeting Adjourned: 11:15am.

Respectfully submitted, Valerie Dahlberg, Secretary

ANN LAKE PROPERTY OWNERS ASSOCIATION

April 30, 2025

	2024	2025	2025
	Actual	Actual	Budget
Beginning Balance January 1	5,515.86	6,309.42	6,309.42
INCOME			
membership dues paid	2,415.00	1,290.00	2,400.00
prepaid future membership dues	270.00	120.00	
donations	61.00	32.00	100.00
CD interest: (invasive remediation reserve)	299.31	336.24	300.00
MM Interest	281.52	127.19	375.00
Lake Preservation Fund (monitoring)	1,102.00	850.00	894.00
Riparian subscriptions	266.00	116.00	266.00
Hats sold	206.25		
Total Income	4,901.08	2,871.43	4,335.00
EXPENSES			
Michigan Lakes & Streams Association; dues	140.00	140.00	140.00
Subscriptions to Michigan Riparian	322.00	322.00	322.00
Liability insurance premium	437.66		437.71
State filing fee	20.00		20.00
PO box rent and misc postage	58.00	112.00	42.00
PayPal Fees	4.01	4.94	20.00
Water Quality:			
CLMP Enrollment	230.00	230.00	230.00
Equipment			
Newsletters/Communication:			
Summer newsletter	284.25	73.00	300.00
Tri-fold brochures	312.41		
Supplies		9.41	
Website	91.17	35.00	70.00
Loon Committee			100.00
Invasive Species:			200.00
PLM monitoring	625.00		625.00
Special Events:			
Annual meeting	139.75	50.00	150.00
Lake Ann Homecoming	25.00		25.00
Boat Parade			150.00
Hats for Resale			0.00
Membership:			
Winter postcard	102.00		105.00
New members packets			0.00
Unbudgeted expenses	20.31	4.00	0.00
Allocations to reserves			
Website hosting fees			131.88
Invasive Remediation Reserve	193.96	336.24	300.00
Lake Monitoring Reserve	1,102.00		894.00
Legal Reserve			0.00
Loon Reserve			0.00
Total Expenses	4,107.52	1,316.59	4,262.59
Operating Surplus/(Deficit) for year	793.56	1,554.84	72.41
Ending Balance Operating Fund	6,309.42	7,864.26	6,381.83
Reserve balances			
Website hosting fees	263.76	263.76	131.88
Invasive Remediation Reserve	11,470.10	11,806.34	12,500.00
Lake Monitoring Reserve	3,118.00	3,118.00	4,012.00
Legal Reserve	2,500.00	2,500.00	2,500.00
Total Resources (including reserves)	23,661.28	25,552.36	25,525.71

DEPOSIT BALANCES

PayPal	326.65
Checking	562.56
CD	11,806.34
MM	12,856.81

25,552.36