

**Ann Lake Property Owners' Association
Board Minutes
June 14, 2025**

I. Call to Order: 9:05am

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	Absent
Member at Large:	Randy Davis	Present
Member at Large:	Don Shires	Present

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

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

V. Report of Officers:

President:

1. Almira Township looking for participation in a survey about Parks and Rec 5-year plan. Board did not approve giving township our Email list, but after Board review of survey, an Email blast was sent by Jeff to ALPOA database to encourage our group to respond to survey. Concern raised about no official policy ALPOA has about sending out Emails to our database. Jeff feels if we stay non-political and it furthers community involvement in a positive way; we are okay doing this. To date, Jeff has not received any negative feedback from database members about the Email. Board agrees any Email blast should be reviewed before sending out.
2. Benzie County Conservation District has volunteer opportunities if interested.
3. Email blast sent to ALPOA database asking for “spot” volunteers yielded 10-12 volunteers signing up to help on projects this summer.

Northwest MI Watershed Coalition Meeting updates:

1. There is eDNA testing available now. Water samples pulled from lakes to see what kind of “species/organisms” are in the lake. This would include plant and animal species. ALPOA might consider in future to see if we have EWM “DNA” before we would even see it growing. Jeff will continue to investigate costs, who is doing this, etc. Lime Lake (Leelanau County) examples were shared at the Coalition meeting. Unknown if Lyme Lake has a working Association like ALPOA.
2. Many lakes are infested with EWM (Little Platte, Platte Lake, Leelanau Lake, Bear Lake, Big Bass Lake, Houghton Lake, Crystal Lake, Pearl Lake). Treatment and remediation vary according to infestation seen, money available to treat and lake owner decisions. Jeff and John Ransom plan to investigate Lake Ann to determine if there is some reason why we don't have EWM yet.

3. Different groups shared that maintaining and getting people to use boat washing is challenging.
4. DNR is now struggling to get future monies due to federal funding cuts.

Vice-President: no report

Treasurer: see attached report

- Income to date: \$3,753.51
- Expenses to date: \$1,316.59
- Operating Surplus to date: \$2,436.92.
- June 13, 2025, Treasurer's report will be presented at the 2025 Annual Meeting.
- Invasive remediation reserve CD has matured and renewed back into another 8month CD gaining 4.1% interest. Every maturity date gets renewed into another time period/rate that gives us the best interest.
- **Dave motioned to authorize Aaron Jenkins as a new co-signer onto the bank accounts. Kathy seconded. Board passed unanimously.** Aaron Jenkins is nominated to be new Treasurer as of Jan 1, 2026. Kathy Garmes-Taylor will be removed as co-signer as her Board term expires on Dec 31, 2025.

Secretary:

1. **2025 Board Meeting Dates: confirmed with all present**
 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. Reminder to Board members that Email correspondence needs to be reviewed by members. Val will use **RSVP** in subject line if board is expected to send back a response.

**VI. Report of Standing Committees:
 Communications:**

Government: no update

Nominating: Jeff

- Jeff worked with Dianne M to obtain slate of Officers and Member's-At-Large to present at June 21 Annual Meeting.
- One more Member-At-Large needs to be obtained for full 9-person Board. Board can fully function with only 8-person Board if necessary.
- Kathy Garmes-Taylor and Darryl Perry leaving Board on 12/31/25.

Tentative slate to be voted on:

- Dave Maxson (Pres), Randy Davis (VP), Aaron Jenkins (Treas), Aaron Hazard (Member-At-Large), Jeff Dahlberg (Member-At-Large).

Membership: Dave

- ALPOA has **65** paid members as of June 14, 2025.
- Newsletter and Annual Meeting usually brings in more memberships.
- Dave will continue to follow-up with non-renewal of previous paid members.
- Riparian magazine subscriptions still meeting the minimum # needed to continue discounted subscription rate. May have to take off Riparian option if we drop below a certain number and are not able to continue this discount.

Events: Maggie

1. Annual Meeting:

- Annual Meeting to be held June 21, 2025, 10am-12noon, at Almira Township Hall.
- Will have sign in form to determine Voting/Non-Voting members.
- “Spot” volunteers will be asked if want to help on summer projects.
- ALPOA banner will be hung outside venue.
- 5 signs/colored poles will be put out around Lake Ann, on Sunday, June 15.

2. Boat Parade:

- Held on Friday, July 4, 2025. Meet at sandbar at 1pm.
- Map has been sent to lead boat and judges’ boat to coordinate parade route on the lake.
- Judges boat will consist of Dave M, Jeff and Val D. Don Shires is the backup boat.
- Jeff D and Sowers will take pictures as needed during parade. Posting of the pictures post parade TBD.
- 1st,2nd,3rd prizes will be given with gift certificates from Red Door, Bread Lady, Stone Oven, Papa J’s, Corner Cone.
- Thank you notes signed by Board members will be distributed for those businesses.

3. Lake Ann Days:

- Held July 12, 2025. 9am-2pm in Burnett Park, Lake Ann Village
- ALPOA has a booth/spot.
- List for Board Volunteer slots passed around. Other items needed TBD closer to the date.

4. ALPOA Hats/Merchandise:

- Will try to sell 2 remaining hats at Annual Meeting.
- Discussion had about BD LogoWear. ALPOA pays approx. \$50, one time charge, to set up ALPOA logo (screenprint and embroidery template) with them. Anyone can go to their website and pick a product (clothing etc.) from a personalized ALPOA catalog with the ALPOA logo, order and pay for it individually, gets shipped directly to them.
- **Dave moved to authorize Maggie to investigate and get this set up, not to exceed \$100 expense. Maggie seconded. Board passed unanimously.**
- Plan to promote this at Annual Meeting/Lake Ann Days 2025 and into 2026.

Newsletter: Val

- 96 Hard copies (US Mail) and 145 Email copies sent out on May 15, 2025.
- 6 hard copies returned to ALPOA PO Box. Dave will hand deliver these. 2 Email copies bounced back.
- We currently have 200 addresses in the ALPOA database. Newsletters are sent to people based on their recorded preference of hard copy vs Email receipt. ALPOA maintains this information in the database. We are decreasing # of hard copies sent each year and encouraging more Email copies to be sent.
- CMC printing costs= \$74.48 (0.07cents/page in color). Postage costs=\$73.00
- **Jeff motions to make a \$150 donation to CMC. Maggie seconds. Board passes unanimously.** Total costs of Newsletter =\$297.78 (\$300 budgeted). Val and Dave will coordinate getting this paid to CMC.

- Future suggestion to make the total costs=\$300 and adjust the amount of CMC donation accordingly. Board will review this suggestion with 2026 newsletter.

Website: Kathy

- Kathy will continue to be on this committee into 2026.
- Kathy still pulling together job duties/costs/3rd party costs to maintain the website.
- Information will be sent to Board for discussion/or discussed in person at future Board Meeting with Kathy.

Environment

Invasive Species-Jeff

Phragmites australis:

Jeff has contacted Mark Roper again about land-based *Phragmites australis* in Almira Township Lakefront Park (Lake Ann Village). Mark referred Jeff to John Ransom (BCD). BCD will be using their Invasive Treatment group to deal with issue.

Curly Leaf Pondweed Survey:

Kathy and Kent will set date for next week for survey. Jeff and Randy will help with this.

Purple Loosestrife (PL):

- Mark Roper (Almira Township) referred Jeff to John Ransom (BCD). Mary's Lake, across Reynolds Road from Lake Ann campground, is infested.
- Recommending using a biological treatment of beetles due to large area infested. These beetles specifically eat PL and nothing else.
- Think infestation is traveling down the little Platte River into Lake Ann.
- Order for beetles needs to be in Spring-too late at this point
- Jeff and John will work to survey Mary Lake this year and investigate treatment costs/ordering of beetles/grant funding for 2026.
- Potential costs are \$225/pot from Kaiser and Assoc. Each pot contains 300-400 beetles. Unknown how many pots of beetles we may need. Unknown if beetles survive during the winter.
- City of Honor may have used this treatment in past.
- Interlochen State Park has a DNR contact if needed.
- Work will take place with ALPOA Board and spot volunteers to dig out small infestations along Lake Ann property in Sept/Oct.

Health and Safety: no report

Loons: Kathy

- One chick has hatched. One egg seen in the water and was not viable.
- Scott H plans (to be confirmed) to take over the launching of the nest. Kathy will keep nest/ supplies on her property at this time. Buoys may be stored somewhere else if needed. Nest repair/maintenance discussed.
- 2nd nest launch was not recommended by Board at this time due to lack of safe location (eagles), costs, and ability of loons to make their own nest.
- Loon Preservation Society is good resource. We have a local loon ranger contact if Board wants more info.

Water Quality: Dave/Don

- Increased sampling for phosphorus will be taking place by Don/BCD.
- Want to expand/enhance testing for surface, mid-level, deep level samples.

- Will be sent to different testing lab. Trying to standardize testing across different lakes.
- Unknown if ALPOA will assume costs of this.
- Increased phosphorus levels may indicate septic problems/lake health issues.

VII. Old Business:

1. Greenbelt Tour to be arranged by Dave Maxson before the June 21, 2025, Annual meeting.

VIII. Elections:

- See Nominating Section of Minutes.

IX. New Business:

Almira Township is having a “Music in the Park” in the township park on August 23, 2025.

X. Meeting Adjourned: 10:57 am.

Respectfully submitted, Valerie Dahlberg, Secretary

ANN LAKE PROPERTY OWNERS ASSOCIATION

June 13, 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	1,680.00	2,400.00
prepaid future membership dues	270.00	210.00	
donations	61.00	32.00	100.00
CD interest: (invasive remediation reserve)	299.31	512.57	300.00
MM Interest	281.52	164.94	375.00
Lake Preservation Fund (monitoring)	1,102.00	996.00	894.00
Riparian subscriptions	266.00	158.00	266.00
Hats sold	206.25		
Total Income	4,901.08	3,753.51	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	2,436.92	72.41
Ending Balance Operating Fund	6,309.42	8,746.34	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	26,434.44	25,525.71

DEPOSIT BALANCES

PayPal	326.65
Checking	956.56
CD	11,982.67
MM	13,168.56

26,434.44