

**Ann Lake Property Owners' Association
Board Minutes
July,19 2025**

I. Call to Order: 9:06 a.m.

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

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

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

V. Report of Officers:

President:

1. Northwest MI Watershed Coalition Meeting updates:

- Met with Benzie Conservation District (BCD) Director John Throop, BCD John Ransom and new employee Eric Moore. Updated Eric about lakes associations, area needs.
- Question asked about early warning systems being broadcast by BCD for invasives.
- Long Lake putting in new boat wash stations.
- Short term rentals along lakes are increasing.
- Wake boats continue to be an issue.
- Septic system maintenance still a concern. Some lakes are enlisting a company to come in, at property owner expense, to check septic field health. Example of one company given: MI Drain Field (\$150/field).
- Overall intent of NWMI Coalition is to bring associations together, coordinate resources, educate, encourage new associations to form.
- BCD funding continues to be an issue as federal and state funding sources get reduced.

Vice-President: no report

Treasurer: see attached report

1. Income to date: \$4,578.82
2. Expenses to date: \$1,793.50
3. Future expenses expected: PLM (\$625 annually for 5- year contract), Annual Meeting (minimal food costs), Boat Parade (\$0), Lake Ann Days (\$0).
4. Extra Riparian copies can be passed to Secretary. These are given out to new property owners to encourage new subscriptions.

Secretary:

2025 Board Meeting Dates: confirmed with all present

1. August 16 @ 9-11am, Dahlberg House

2. September 27 @9-11am, Dahlberg House. Social event after Board meeting, Val to organize sandwich fixings, chips, dessert. Cost TBD. Cost to be split up among attendees. Will finalize plans at August 16 meeting.

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

Government: no update

Nominating: Jeff

1. New enthusiastic resident stopped by Lake Ann Days table. Will reach out to see if this may be a new Member-At-Large possibility as we currently have one position vacant starting Jan 1, 2026.
2. Need to verify with Bylaws how Board can fill a vacancy outside of Annual Meeting.
Note: Upon review of Bylaws on 7/24/25, a new Member-At-Large vacancy could be filled starting Jan 1, 2026, by appointment by President and a majority of Board members concurring. This temporary appointment would be in effect until the next Annual Meeting, where the Member-At Large in question would be put forth for a new vote of approval by the voting members. The term for the Member-At-Large would be determined at the Annual Meeting.
3. Verified with all Board members contact information and terms of service

Membership: Dave

1. ALPOA has 80 paid members as of July 19, 2025.
2. Dave continues to follow-up with non-renewal of previous paid members.
3. Discussion about % of lake association members remaining at 40-50% of property owners. Dave is encouraged that new property owners are joining, thinks our image is improving.

Annual Postcards:

1. Annual postcards need re-ordering. Board approved photo, taken by Dave's son, of baby loon attempting to swallow a fish Possible new postcard message: "Gulp, it's time to renew your membership. \$30 is not too hard to swallow." **Kathy moves to order 1000 postcards (will last approx. 5 years). Randy seconds.** Cost to be brought back to August 16 meeting.
2. Postcards sent should be noted with "already paid" comment **or** not send to already paid members at all. This may save us some postage costs.

Spot Volunteers:

1. Spot volunteer list is being collected by Emails back to the president@annlake.org and Annual Meeting. These names will be put into the main database as they are collected.

Events: Maggie

Annual Meeting:

1. Annual Meeting held June 21, 2025, 10am-12noon, at Almira Township Hall.
2. Had 34 Voting Members, 2 Associate Members, 2 guests, Total = 38 attendees.
3. Sold two hats at the meeting.

Boat Parade:

1. Held on Friday, July 4, 2025.
2. Had 42 boats participate
3. 1st prize: Wild West; 2nd prize: Dancing Cows; 3rd prize: Hot Dogs. 1st and 2nd prizes were the Wolf family. 3rd prize was the Sharp family.
4. Board Member Randy Davis was acknowledged to be the best decorated boat but due to being a Board Member, unable to earn prizes. We hope to post a picture of his boat in the Lake Ann Brewery
5. Jeff D and Sowers took pictures as needed during parade. Posting of the pictures post parade TBD.
6. 1st, 2nd, 3rd prizes given with gift certificates from Red Door (\$25), Bread Lady (\$96), Stone Oven (\$75), Papa J's (\$20), Corner Cone (\$20)
7. Business are very generous and willing to donate gift certificates.
8. Thank you notes signed by Board members distributed to businesses that donated gift certificate.

9. Discussion about changing theme of Boat Parade.

Lake Ann Days:

1. Held July 12, 2025. 9am-2pm in Burnett Park, Lake Ann Village
2. Booth was re-assigned to basement of Township Hall due to weather conditions
3. Turnout was not as good as 2024.
4. Thank you to all who gave their time to volunteer
5. Ruffled one last ALPOA hat

Evaluation of 2025 Events:

1. Annual meeting went well.
2. Boat Parade had increased participation, well received fun family event.
3. Discussion about intent and messaging for Lake Ann Day by ALPOA. Board feels we need more engaging educational exhibits to draw people to our booth.
4. Ideas suggested: photos of loons displayed, construct a permanent booth display, attention grabbing exhibit, Annual meeting lecture topic tied into the exhibits, boat washing event.
5. This event should be more than a meet and greet.
6. Board members were asked to work on ideas over the winter.

Newsletter: Val

1. Handed out hard copies at Lake Ann Days and to Lake Ann businesses.
2. CMC payment for printing costs still to be finalized.
3. Will try and increase Email blasts on educational topics to our database.
4. Deadline for 2026 Newsletter articles will be April 15, 2026

Website: Kathy

1. Kathy investigating 3 hosting sites
2. Current Blue Host expires in Sept 2026. Will need to decide by then what we want to do.
3. Discussion around what the Board needs in a website (Costs, Backups, Email, PayPal)
4. Kathy will bring back data to see how many people are using the website.
5. Kathy will bring back report with comparable costs and a recommendation for the Board.

Environment

Invasive Species: Jeff

Curly Leaf Pondweed Survey

1. Done June 16, 2025, by Kent, Kathy, Jeff and Randy.
2. No Curly Leaf Pondweed found.

Annual PLM survey

1. Performed on June 30, 2025 (usually done in August).
2. Focus on Eurasian Water Milfoil (EWM) detection which can be found by end of June. No report yet.

Phragmites australis:

1. Mark Roper/Almira Township has approved \$180.00 contract for treatment of land-based *Phragmites australis* in Almira Township Lakefront Park (Lake Ann Village).
2. BCD will be using their Invasive Treatment group to deal with issue. Unsure whether this includes biomass removal after treatment. Jeff to follow up.

Purple Loosestrife (PL):

1. Jeff will send Email blast to database to be on the lookout for this.
2. Work will take place with ALPOA Board and spot volunteers to dig out small infestations along Lake Ann property when discovered.

Starry Stonewort Survey:

1. Will be looking for volunteers this year.
2. Survey done around Labor Day weekend.

Health and Safety: no report

Loons: Kathy

1. Discussion about building a permanent Bio Haven nesting platform.

2. Cheaper to build ourselves rather than have it built and shipped.
3. Proposal submitted to Board by Scott H-see attached.
4. Will need to check on permitting (DNR) for permanent nest on the lake.
5. **Dave motions, Don seconds to approve up to \$700 to proceed with the build of a new permanent nest. Board unanimously approved.**
6. Work to be started immediately. 3-day labor process spread over several weeks. Discussion as to how and where to build it.
7. Will test launch new nest throughout the winter and evaluate in April 2026 whether the nest structure survives the winter and the loons will take to it.
8. Location of where to place the nest discussed.

Water Quality: Dave/Don

1. Increased sampling for phosphorus taking place by Don/BCD/Great Lakes Water Quality Lab in Lake Ann.
2. \$40 each test, 3 times/month=\$120mth. Testing June, July, August, Sept. Total funds needed are \$480 for 2025 testing.
3. **Jeff moves, Maggie seconds to approve funds up to \$500 for extra costs this will incur in 2025. Board approves unanimously.**
4. Don will send results out to Board when available.

VII. Old Business: none

VIII. Elections: none

IX. New Business: none

X. Meeting Adjourned: 11:10am.

Respectfully submitted, Valerie Dahlberg, Secretary

ALPOA Board,

Proposal for a Permanent Floating Loon Nesting Island on Ann Lake

For the past 14 years, Kathy Taylor, myself, and several others have been involved in supporting loon nesting success on Ann Lake. Our involvement began after repeated failed nesting attempts by the loons at the Pike Hole near Dave Maxon's property. Over the years, we've lost potential chicks to a range of challenges—including eagle predation, raccoons, high water, and other unknown factors.

ALPOA's first major investment in loon preservation was the purchase of **Loon Nesting Warning Buoys**, thanks in part to the leadership of Beth Noe. Beth remains an active member of the Loon Committee and also serves alongside me with the **Michigan Loon Preservation Association**.

Our nesting platform has undergone multiple design iterations—from the original “lobster trap” model, which was ultimately unsuccessful, to the current version that has proven much more resilient. The current nest incorporates features that help it resist wave action, eagle attacks, black fly harassment, and fluctuating water levels. It also includes privacy screens and has supported several successful hatchings over the years. However, it remains **difficult to assemble and store** each season.

Unfortunately, this year, a failed or delayed assembly contributed to the **loss of an egg**. This experience has made it clear: we need a simpler, more permanent solution.

A Promising Solution: BioHaven Floating Islands

We've recently learned about a new type of artificial nesting platform—**BioHaven Floating Islands**—that are designed to stay in place year-round. This would significantly reduce the annual labor burden on the Loon Committee, with the installation and removal of the warning buoys being the only seasonal task.

These islands offer several benefits:

- **Safe, durable nesting habitat**
- **Easy water access** for adult loons
- **Overhead cover** to deter aerial predators
- **Barrier protection** from shore-based predators
- **Improved brooding and chick-rearing conditions**

BioHaven islands have been tested and used successfully since 2005 in places such as:

- Washington State
- Lake Michigan

- Montana (Fish and Wildlife Service and Loon Society)
- Hungry Jack Lake, Minnesota

To maximize effectiveness, the islands should be launched **early in the season**, before loons begin scouting for nest sites. Optional features such as **access ramps** and **overhead branches** can be added for enhanced safety and comfort.

Cost and Build Option

I priced a 5 ft. x 3 ft. BioHaven island at **\$699 (not including shipping)**. After reviewing their construction materials and installation instructions, I believe we could **build a 5 ft. x 9 ft. version ourselves for about \$500. 3 times the size.**

Their design uses a **Polyflo filter base with marine-grade closed cell foam** for buoyancy. We've already used a similar material (furnace filter, ~½ inch thick) as the base for our current platform, and we've seen firsthand how deeply embedded the plant roots can become during the May–July season—making removal and storage a challenge. A floating island that stays in place would **avoid disrupting the root structure** and eliminate this annual issue.

Next Steps

I propose that we:

1. Evaluate the feasibility of a self-built floating island model using the BioHaven design principles.
2. Identify funding options (ALPOA funds, donations, small grants).
3. Plan for deployment this year in a test location and early-season deployment in 2026 along with the old nest the loons are used to.
4. Involve Loon Committee members and local volunteers in assembly, planting, and buoy installation.

This investment could significantly improve nesting success and reduce the burden on volunteers—while keeping Ann Lake a safe haven for our loon population. By the way we have another pair of nesting loons on Mud Lake. We could gift our old nest to this tributary of our lake.

Sincerely,

Scott C. Hedberg.

Harris Point Lane, Lake Ann
Former ALPO Board Member, Vice President and President.
Current President, Michigan Loon Preservation Association.

Costs & Budget. For \$115 more we could have a 9 sq. ft. larger island.

Item		
1.5" x48"x 45 ft roll Polyflo		\$162.00
1.5" x60"x 45 ft roll Polyflo	\$225.00	
4 Pond & Stone Cans foam \$13	\$52.00	
Marine 2 quart foam kit	\$36.00	
Stainless steel cable & connectors	\$26.00	
4" round plates	\$10.00	
Mixing cups dozen	\$15.00	
Peat Moss -4.4 cu ft.	\$30.00	
Worm castings	\$12.00	
Jute/burlap cloth covering	\$0.00	Donated
10 yds of 2" seat belt webbing-5,000pds	\$17.00	
Misc.	\$15.00	
	Total - 5x9 & 4x9	\$438.00 \$323.00

Videos:



ANN LAKE PROPERTY OWNERS ASSOCIATION

July 18, 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	2,115.00	2,400.00
prepaid future membership dues	270.00	390.00	
donations	61.00	32.00	100.00
CD interest: (invasive remediation reserve)	299.31	512.57	300.00
MM Interest	281.52	191.25	375.00
Lake Preservation Fund (monitoring)	1,102.00	1,126.00	894.00
Riparian subscriptions	266.00	172.00	266.00
Hats sold	206.25	40.00	
Total Income	4,901.08	4,578.82	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	437.88	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	5.84	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		38.13	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	1,793.50	4,262.59
Operating Surplus/(Deficit) for year	793.56	2,785.32	72.41
Ending Balance Operating Fund	6,309.42	9,094.74	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	26,782.84	25,525.71

DEPOSIT BALANCES

PayPal	355.75
Checking	640.65
CD	11,982.67
MM	13,803.77

26,782.84