

**Ann Lake Property Owners' Association
Board Minutes
August 16, 2025**

I. Call to Order: 9:07 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: Dave motions to approve Minutes. Kathy seconds. Board unanimously approves minutes.

V. Report of Officers:

President:

1. There was a drowning on Lake Ann last weekend. Discussion ensued with the details.
2. Board signed sympathy card to send to LA drowning victim's family.
3. Trifold brochures are being taken from the boat launch. Val put out 50 more last week. We hope they are being used for the map and the information presented.

Vice-President: no report

Treasurer: see attached report

1. Income to date: \$4,678.11
2. Expenses to date: \$2,018.28
3. Operating Surplus: \$2,659.83
4. Future expenses expected: PLM (\$625 annually for 5- year contract)-no report or invoice yet.

Secretary:

2025 Board Meeting Dates:

1. September 27 @9-11am, Dahlberg House.
2. Social event after Board meeting @ 11:00am.
3. Will have sandwich fixings, chips, fruit salad, dessert. Cost \$10/per person (kids free). Please bring cash if possible. If cost is less than \$10/pp, Val will refund \$\$ at the event.

VI. Report of Standing Committees:

Communications:

Government: no update

Nominating: Jeff

1. We currently have one Board position vacant starting Jan 1, 2026.
2. Jeff to reach out to new resident that might be interested.

Membership: Dave

1. ALPOA has 80 voting members, 1 associate member paid as of August 16, 2025.
2. Annual Postcards:
 - A sizeable batch (400-500) of postcards were found by Dave.
 - They are old postcards with a picture of a group of 5 loons on it.

- They will need handwritten changes made on the back of them before sending out Jan 2026.
- Dave agrees to make the changes in Jan before mailing out.
- Board will save some \$\$ and not order 1000 **new** postcards as previously stated in July 19, 2025, minutes.
- Postcards (#1000) last ordered in 2019 for \$92.00.

Events: Maggie

Annual Meeting:

- **Dave motions for 2026 Annual Meeting at the Almira Township Hall to be scheduled for June 27, 2026, with June 20, 2026, as the alternate/backup date. Jeff seconds. Board unanimously approves.**
- Maggie will make the reservation after Jan 1, 2026.

Logo Wear update:

- Work has started on formalizing the logo design for embroidery and screen print templates.
- Invoice for \$50 coming to ALPOA post office box.
- It appears there will be a large selection of merchandise to choose from.
- Once designs are up and running, Board members can go to site and practice ordering items to see if things are working correctly.
- No ETA yet but anticipate items will be ready by Annual Meeting 2026.
- Vendor is located in McBain, MI.

Newsletter: Val

1. CMC invoice for printing costs has been paid.
2. Deadline for 2026 Newsletter articles will be April 15, 2026.
3. Kathy will continue to send Loon article for Newsletter even though she is off the Board Dec 31, 2025.
4. Discussion about postage stamp cost increase-will coordinate with Treasurer for purchase. Current cost is 0.78cents/stamp.

Website: Kathy

No updated report on agenda items.
Will continue to leave on agenda per Kathy's request.

Environment:

Invasive Species: Jeff

Phragmites australis: (Almira Township Lake Ann Village Park)

1. No treatment started yet.
2. Jeff will follow up with Mark Roper again.

Annual PLM survey:

1. Performed on June 30, 2025 (usually done in August).
2. No report yet, usually see it in October.
3. Concern received by LA resident about growth in lake over by Mud Lake/ Lake Dubonnet entrance. Pictures sent to LA resident to verify no Eurasian Milfoil is present.

Purple Loosestrife (PL):

1. PL has been seen in St. Mary's Lake. Jeff to continue researching beetle eradication (2026) at this location with John Ransom.
2. Jeff to send educational Email blast to property owner's to be on lookout and to take steps to eradicate.
3. Possible workday with spot volunteers to remove PL from properties if given permission by owners and if necessary.

Starry Stonewort Survey:

1. Survey to be done around Labor Day weekend.
2. Maggie S states she does not need volunteers.
3. Jeff asks that he be involved in the survey event so he can learn how it is done.

Health and Safety: Maggie

1. Maggie would like ALPOA to educate on PFAS “forever” chemicals, and their impact upon water sources.
2. Discussion ensued as to best way to do this.
3. Board Recommendations included Email blasts, Newsletter, website.
4. Email blasts seem to be easier and most accurate way to educate on this threat. Newsletter could include information with a disclaimer that ALPOA does not monitor. Links on the website will need to be maintained.
5. Jeff to follow up with John (BCD) on Platte River Watershed PFAS survey that was being talked about being done by EGLE 2 years ago. No results have ever been seen by the Board.
6. Will put on agenda for Sept 27 to continue discussing.

Loons: Kathy

1. Will need permitting from DNR for a mixed-use permit for permanent nest on the lake.
2. Scott H working on this issue, no construction on permanent nest can begin until permit obtained. Cost for permit will be \$50.
3. Current nest will be repaired in preparation to launch for the 2026 summer season.
4. Board members have seen the 2025 chick alive and attempting to fly.
5. There were observations of a loon group/party (9-11 birds) on the lake this past week.

Water Quality: Dave/Don

1. DNR placed 7 nets around the lake at the end of July looking for cisco fish. Cisco fish (cold water lake herring) have been found in Lake Ann. This is an indicator of good water quality and that the fish are still thriving.
2. Dissolved O₂ content at 65 feet has been better in 2025 (2.5mg/L) than in 2024 (0.4mg/L). Higher dissolved O₂ is better for the lake. As lake warms up throughout the summer, O₂ decreases.
3. Phosphorus testing has been done in June, July, August. Will continue into September.
4. Initial phosphorus data is showing Lake Ann to be within normal historical average for our lake.
5. No alarming phosphorus levels seen yet.
6. Don will try to give results at Sept 27 Board meeting.
7. Discussion about algae growth on rock formations at water’s edge indicating phosphorus increase on that property.

VII. Old Business: none

VIII. Elections: none

IX. New Business: none

X. Meeting Adjourned: 10:24am.

Respectfully submitted, Valerie Dahlberg, Secretary

ANN LAKE PROPERTY OWNERS ASSOCIATION

August 15, 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	2,145.00	2,400.00
prepaid future membership dues	270.00	420.00	
donations	61.00	32.00	100.00
CD interest: (invasive remediation reserve)	299.31	512.60	300.00
MM Interest	281.52	230.51	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	4,678.11	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	297.78	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	2,018.28	4,262.59
Operating Surplus/(Deficit) for year	793.56	2,659.83	72.41
Ending Balance Operating Fund	6,309.42	8,969.25	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	26,657.35	25,525.71

DEPOSIT BALANCES

PayPal	355.75
Checking	475.87
CD	11,982.70
MM	13,843.03

26,657.35