

**Ann Lake Property Owners' Association
Board Minutes
September 27, 2025**

I. Call to Order: 9:03am

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	Absent
Member at Large:	Don Shires	Present

III. Approval of Agenda: Dave motions to approve agenda. Val 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 is a sewage pipe leak along Pleasant View Road (non-lake side).
2. Road Commission and Benzie County Health Dept have been notified.
3. Sampling for Phosphorus in the lake nearest leaking site doesn't show any increase.
4. Jeff will continue to follow-up as to resolution of the problem.

Vice-President: no report

Treasurer: see attached report

1. Income to date: \$4,730.55
2. Expenses to date: \$2,711.47
3. Operating Surplus: \$2,019.08
4. PLM has been paid (\$625.00)
5. No invoice received yet for 2025 additional summer Phosphorus testing
6. Plan to work with Aaron Jenkins to add signature authorization at bank, remove Kathy G from account access.
7. End of year transfers will occur from the income received for the Lake Preservation Fund (for monitoring) into the Lake Monitoring Reserve Fund.
8. Invasive Remediation Reserve will continue to be kept in CDs so that interest can accrue.

Secretary:

1. Donation for today's Social is \$10/pp. Please put your cash in the labeled jar before leaving today. Head count for the social is 12 people.
2. Val will plan to send Sept 27 meeting minutes for Email approval as this is the last 2025 in-person meeting.

VI. Report of Standing Committees:

Communications:

Government: no update

Nominating: Jeff

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

3. Discussion about how to find interested persons for the Board. Vogelsang's, Duncan Stuart, Julie and Stephen Brown were suggested as possible names for consideration. All are current members in ALPOA.

Membership: Dave

1. ALPOA has 80 voting members, 1 associate member paid as of Sept 27, 2025.
2. Discussion about encouraging new members. Suggestions include: continue Welcome packets, keeping up with township property assessor lists of new owners, separate new property owner gathering, possible meet and greet before/after Annual Meeting. There is a 2hr time limit on the venue for Annual Meeting.

Events: Maggie

1. Logo Wear update:
 - No invoice (\$50) received for work yet.
 - Maggie will follow up. Will practice ordering something when up and running.
 - Will try and include information in 2026 Newsletter.
2. Plan to continue doing Boat Parade, Lake Ann Days in 2026.
3. Maggie will post pictures of 2025 Boat Parade winners at Lake Ann Brewery as time permits.

Newsletter: Val

1. Deadline for 2026 Newsletter articles will be April 15, 2026.
2. Will probably move to an electronic version due to increasing postage costs and if we lose access to printing at CMC.
3. Will continue to encourage members to have electronic copies sent to them.

Website: Kathy

1. Scott-hosting site manager
2. Kathy-content manager
3. No current app manager
4. Currently using Bluehost. Contract up in 2026. Board will have to make a decision to renew or change.
5. Approx total costs for Blue Host is \$240/year-we pay a 3-year contract.
6. Kathy asked to send an activity report to the Board.
7. Recommendation by Kathy is to stay with Bluehost, if it is working, don't need to change it.
8. Discussion about ALPOA mission and how we use the website to fulfill that.
9. Kathy needs help on this committee. Any Board member wanting to help, please contact Kathy directly.
10. Discussion around starting a Facebook group. Historical information shared about ALPOA attempt to do that in August 2022. Board decision in April 2023 was to not pursue this avenue due to lack of personnel to monitor and keep it running.

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.
3. Will go to check site after this meeting to check on progress of treatment.

Annual PLM survey:

1. Performed on June 30, 2025 (usually done in August).
2. No report received yet. Jeff should be one to receive it as Kent has turned things over to him this year.

Purple Loosestrife (PL):

1. PL is gone now. Infestations did not seem as bad as last year.

2. Discussions with John Ransom (BCD) to purchase beetles that eat PL and use them as test next season (2026) in St. Mary's Lake area (DNR property). John Ransom attempted drone surveillance this summer to see the PL.
3. Jeff to look at beetle costs.
4. **Dave motions for up to \$500 expenditure to move forward with purchase of beetles for 2026 growing season. Board unanimously approves.**

Starry Stonewort Survey:

1. Survey done August 29, 2025.
2. No Starry Stonewort found after surveying 17 sectors in the lake.
3. Items used for surveying passed off to Jeff D on Sept 27, 2025.

EWM Roundtable Meeting

1. Held at Almira Township Hall on Sept 23, 2025. Initiated by Eric Moore, new coordinator of Watershed Alliance. Eric is pulling together meeting minutes.
2. Approx. 30 people in attendance from many different lakes
3. Information shared about current and historical treatments of EWM in the infested lakes.
4. Current treatment methods include: herbicide applications, biological predator (weevils), burlap sacks and divers, drone mapping of the lakes, remote underwater rovers, eDNA testing.
5. Almira Township has approved funds to help with EWM treatment on Fuller, Herendeene (\$1,000) and Pearl (\$352.50) lakes.
6. Conclusions: you don't want EWM, will be costly and long-term to treat, GoPro video cameras may be a future survey method that Lake Ann could use instead of raking, need to get your local government involved, want to study the lakes that do not have EWM to find out possible reasons why.

Health and Safety: Jeff

1. No info found on if EGLE has done a PFAS survey of the Platte River Watershed. Jeff will follow-up with John Ransom (BCD)
2. Current article in TVC Record-Eagle about new methodology coming for PFAS testing.
3. Western Michigan University (WMU) doing a study to look at lakes and foam. Individuals can test their properties if indicated by WMU criteria. Dave/Maggie to send information to Board members to review.

Loons: Kathy

1. Current nest will be launched in Spring 2026. Kathy will coordinate dates for launch.
2. Permitting for new permanent nest is not in place yet. Scott H still working on it.

Water Quality: Dave/Don

1. We tested Phosphorus in June, July, Aug, Sept. We test at surface, 30ft, 65ft.
2. All Phosphorus testing has been in normal range, with no alarming upward trends.
3. 2025 testing has been completed
4. Waiting for official reports.

VII. Old Business: none

VIII. Elections: none

IX. New Business:

Discussion around how non-board committee leaders report to the Board. Per Bylaws, committees need to have one Board member on the committee. For now, Secretary will solicit a report from Loon and Website committee leaders to report back to the Board Meetings. Board will continue to discuss this issue at 2026 Board meetings.

X. Meeting Adjourned: 11:04 am.

Respectfully submitted, Valerie Dahlberg, Secretary

ANN LAKE PROPERTY OWNERS ASSOCIATION

September 27, 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	52.00	100.00
CD interest: (invasive remediation reserve)	299.31	512.60	300.00
MM Interest	281.52	262.95	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	4,730.55	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	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	56.19	70.00
Loon Committee		38.13	100.00
Invasive Species:			200.00
PLM monitoring	625.00	625.00	625.00
Special Events:			
Annual meeting	139.75	50.00	150.00
Lake Ann Homecoming	25.00	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	6.00	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	2,711.47	4,262.59
Operating Surplus/(Deficit) for year	793.56	2,019.08	72.41
Ending Balance Operating Fund	6,309.42	8,328.50	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	26,016.60	25,525.71

DEPOSIT BALANCES

PayPal	334.56
Checking	815.67
CD	11,982.70
MM	12,883.67

26,016.60