

MLA FEBRUARY Board Meeting

THURSDAY, 2.12.2026

ZOOM mtg. - **Board Quorum**

Call to Order- 7:00 pm

President's Report- David Fraher

- The neighborhood has been quiet.
- House on Westshore is making good progress.

Treasurer's Report- Julie Collins

- Addition to the boat launch is the only unexpected expense from this past year.
- Fiscal year runs from April 1 - March 31 each year.
- Mary Tarte will audit the financial books again this year.

Board Attendees:

David Fraher, President
 Teddy Janiuk, Vice President
 Julie Collins, Treasurer
 Suzanne Marsee, Secretary
 Dave Clark, Director
 Gloria Schacht, Director
 Mary Tarte, Director

MIRROR LAKE ASSOCIATION FINANCIAL POSITION SUMMARY as of 1/31/2026

Check Account Balance (less outstanding checks)	\$1,039.08
Saving Account Balance	\$28,152.49
Total Funds Available	\$29,191.57
Dues Collected this Year (current and back dues)	\$32,367.02 (net of swipe fees \$457.98)
Expenses This Year (see page 2 for details)	
Administrative	\$5,654.82
Lake	\$14,967.50
Park	\$4,524.07
Security	\$0.00
Projects:	
Trees Park C	\$0.00
Fix ditch at Park C	\$850.00
New Fence at Park A	\$4,000.00
Add additional lengthn to boat launch dock	\$4,017.54 not budgeted
TOTAL EXPENSES	\$34,013.93

MIRROR LAKE ASSOCIATION				
INCOME & EXPENSE STATEMENT				
April 1, 2025 through January 31, 2026				
INCOME	Actual	Budget	Budget Remaining	NOTES
Annual Dues collected	\$30,840.00	\$31,500.00	\$660.00	
Swipe Fees (billed to members)	\$555.00	\$0.00	\$0.00	
Back Dues	\$1,430.00	\$0.00	\$1,430.00	
Liens Paid/court fees	\$210.00	\$0.00	\$210.00	
Pavilion Rental/Keys	\$260.00	\$0.00	\$260.00	\$50 in deposits due back to membership
Ret Checks/Bank Charge/ Refunds	\$0.00	\$0.00	\$0.00	
Miscellaneous	\$682.77			\$600 from sale of biochar socks to Lake LeAnn, \$82.77 reimbursement from Suzanne
Savings Account interest	\$1.40	\$0.00	\$1.40	
TOTAL INCOME	\$33,979.17	\$31,500.00	\$2,561.40	
EXPENSES				
Insurance	\$1,848.00	\$1,750.00	-\$98.00	
Postage	\$0.00	\$150.00	\$150.00	
PO Box	\$84.00	\$90.00	\$6.00	
Swipe Fees (billed by CC co.)	\$457.98			
Liens/Register of Deeds	\$355.75	\$200.00	-\$155.75	
Quickbooks	\$0.00	\$380.00	\$380.00	
Accounting/Bank Charges	\$100.00	\$120.00	\$20.00	
Admin supplies	\$24.69	\$200.00	\$175.31	
Zoom account	\$169.49	\$160.00	-\$9.49	
Non Profit Status	\$20.00	\$20.00	\$0.00	
eMail addresses (Wix)/Google	\$803.88	\$650.00	-\$153.88	
Website	\$231.90	\$0.00	-\$231.90	domain renewal for 10 years
Social/Refreshments	\$512.19	\$400.00	-\$112.19	
Legal	\$368.50	\$400.00	\$31.50	
Miscellaneous	\$678.44	\$844.00	\$165.56	
Total Association Administrative Expenses	\$5,654.82	\$5,364.00	\$167.16	
DEQ App Permit Fee	\$892.50	\$893.00	\$0.50	
Water Testing	\$0.00	\$500.00	\$500.00	
Weed Control	\$14,075.00	\$14,000.00	-\$75.00	
Total Lake Expenses	\$14,967.50	\$15,393.00	\$425.50	
Sand	\$0.00	\$0.00	\$0.00	
Mulch	\$314.86	\$675.00	\$360.14	
Electricity/Lighting Pavillion	\$763.77	\$960.00	\$196.23	
Garbage Removal Park A	\$325.42	\$357.00	\$31.58	
Mowing	\$1,960.00	\$2,700.00	\$740.00	
Portable Toilet	\$1,069.71	\$625.00	-\$444.71	
Spring CleanUp	\$0.00	\$30.00	\$30.00	
Park supplies/Maint/repair	\$90.31	\$650.00	\$559.69	
Total Park Expenses	\$4,524.07	\$5,997.00	\$1,472.93	
Personnel	\$0.00	\$0.00	\$0.00	
Security supplies	\$0.00	\$0.00	\$0.00	
Total Security Expenses	\$0.00	\$0.00	\$0.00	
Total Operational Expenses	\$25,146.39	\$26,754.00	\$2,065.59	
Trees Park C	\$0.00	\$900.00	\$900.00	
Fix ditch at Park C	\$850.00	\$850.00	\$0.00	
New Fence at Park A	\$4,000.00	\$4,000.00	\$0.00	paid in March 2025
Add additional lengthn to boat launch dock	\$4,017.54	\$0.00	-\$4,017.54	
Total Association Projects	\$8,867.54	\$5,750.00	-\$3,117.54	
TOTAL Expenditures	\$34,013.93			
TOTAL CASH FLOW	-\$34.76			

Secretary Report - Suzanne Marsee

- Julie Collins made the motion to approve the December 2025 meeting mins as written, Teddy Janiuk 2nd the motion, all approved.

Committee Reports

Parks - Lorri Britsch

- Annual spring clean up is scheduled for Saturday, May 2 @ 9 am @ park A
- Annual park picnic is scheduled for Saturday, August 1 - more details to come - live music from Ian Stuart
- Parks is looking to get some new picnic tables for next year. Some of our current tables are in pretty rough condition. They will do some research and submit a proposal for next year.
- \$705 raised last fall for the new playground equipment from the shirt sale fundraiser.
- Q: Do we need more sand and mulch this year?

Building - Teddy Janiuk

- Nothing new to report.
- Eastshore Dr. Paving Update: Liberty twp. Has everything they need for the approval from Jackson Co. The project will most likely be several years out and Park C & D will be assessed for this project. MLA will have a fiscal responsibility if it happens. Over 60% lot owners on Eastshore Dr. agreed to move forward with this project. There are options to spread out payments over several years or a lump sum payment.

Lakes - Doug Collins (Questions please call - 734-968-1700)

- Nothing new to report.

Old Business

Remaining Tax Foreclosure Sale Proceeds - Suzanne Marsee - no update

- Still waiting to hear back from Jackson Co. Treasurer.



New Business

Dues Increase/Boat Sticker Fee

- The budget each year is barely covering the maintenance fees for the association. David Fraher feels an increase in the dues is needed to start to build up money for projects.
- In order to ask for a dues increase the board will need to provide a clear explanation of where the money will be going.
- All maintenance costs are going up; porta potty at the park, electricity at the park, fish stocking
- The board discussed the option to do a special assessment for the upcoming year.
- The board discussed sending out a new survey asking what homeowners would like to have done to the lake.
- \$26K in savings account right now, should we use this money?
- Discussion to have a special meeting at the end of May to discuss a special assessment.
- The board decided to first establish the budget for this year, then discuss the shortfalls, request a special assessment, then discuss dues increases for the 27-28 dues period, and survey membership on ideas to make improvements.
- Vote on a dues increase in the fall which would not help the budget until the 2028 budget.
- Special assessment meeting to be discussed at the April meeting.

Q&A- none

Julie Collins made a motion to end the meeting at 8:17 pm, David Fraher 2nd, all approved.

Next meeting is scheduled for Sunday, April 12, 2026, at 2 pm at Grace Baptist Church