

MLA August Board Meeting

THURSDAY, 08.14.2025

ZOOM mtg. - **Board Quorum**

Call to Order- 7:00 pm

President's Report- David Fraher

- 6 houses have sold recently.

Treasurer's Report- Julie Collins

- Treasurer report provided by Julie Collins, presented by Suzanne Marsee.
- No questions or comments.

Board Attendees:

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

MIRROR LAKE ASSOCIATION FINANCIAL POSITION SUMMARY as of 7/31/2025

Check Account Balance (less outstanding checks)	\$6,598.54
Saving Account Balance	\$28,149.65
Total Funds Available	\$34,748.19

Dues Collected this Year \$33,334.71 (net of swipe fees \$445.12)

Expenses This Year (see page 2 for details)

Administrative	\$3,566.18
Lake	\$14,075.00
Park	\$1,302.69
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	\$27,811.41

MIRROR LAKE ASSOCIATION				
INCOME & EXPENSE STATEMENT				
April 1, 2025 through July 31, 2025				
INCOME	Actual	Budget	Budget Remaining	NOTES
Annual Dues	\$33,790.00	\$31,500.00	-\$2,290.00	
Swipe Fees	-\$455.29	\$0.00	\$0.00	
Back Dues (detailed in Quickbooks)	\$0.00	\$0.00	\$0.00	
Liens Paid/court fees	\$0.00	\$0.00	\$0.00	
Pavilion Rental/Keys	\$0.00	\$0.00	\$0.00	
Ret Checks/Bank Charge/ Refunds	\$0.00	\$0.00	\$0.00	
Savings Account interest	\$1.40	\$0.00	\$1.40	
TOTAL INCOME	\$33,336.11	\$31,500.00	-\$2,288.60	
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	
Liens/Register of Deeds	\$303.75	\$200.00	-\$103.75	
Quickbooks	\$0.00	\$380.00	\$380.00	
Accounting/Bank Charges	\$40.00	\$120.00	\$80.00	
Admin supplies	\$24.69	\$200.00	\$175.31	
Zoom account	\$169.49	\$160.00	-\$9.49	
Non Profit Status	\$0.00	\$20.00	\$20.00	
eMail addresses (Wix)/Google	\$47.88	\$650.00	\$602.12	
Website	\$231.90	\$0.00	-\$231.90	domain renewal for 10 years
Social/Refreshments	\$0.00	\$400.00	\$400.00	
Legal	\$368.50	\$400.00	\$31.50	
Miscellaneous	\$447.97	\$844.00	\$396.03	
Total Association Administrative Expenses	\$3,566.18	\$5,364.00	\$1,797.82	
DEQ App Permit Fee	\$0.00	\$893.00	\$893.00	
Water Testing	\$0.00	\$500.00	\$500.00	
Weed Control	\$14,075.00	\$14,000.00	-\$75.00	
Total Lake Expenses	\$14,075.00	\$15,393.00	\$1,318.00	
Sand	\$0.00	\$0.00	\$0.00	
Mulch	\$314.86	\$675.00	\$360.14	
Electricity/Lighting Pavillion	\$302.65	\$960.00	\$657.35	
Garbage Removal Park A	\$124.87	\$357.00	\$232.13	
Mowing	\$220.00	\$2,700.00	\$2,480.00	
Portable Toilet	\$250.00	\$625.00	\$375.00	
Spring CleanUp	\$0.00	\$30.00	\$30.00	
Park supplies/Maint/repair	\$90.31	\$650.00	\$559.69	
Total Park Expenses	\$1,302.69	\$5,997.00	\$4,694.31	
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	\$18,943.87	\$26,754.00	\$7,810.13	
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	\$27,811.41			
TOTAL CASH FLOW	\$5,524.70			

Secretary Report - Suzanne Marsee

- Dave Fraher made the motion to approve the June 2025 meeting mins as written, Teddy Janiuk 2nd the motion, all approved.
- Annual Membership Meeting - September 28 @ Grace Baptist Church. The meeting will start promptly at 2 pm. 12240 E. Chicago Rd., Jerome, MI.
- Boat Sticker Checks - see email dated July 28. After sending the email several people picked up new stickers. We actually ran out of non-motorized stickers, so additional stickers were ordered.
- Website Issue - GoDaddy domain - see email dated July 28. After several days and lots of investigation Julie Collins and I were able to get to the root of the issue. The account has been secured and we have paid for the [mirrorlakemi.org](https://www.mirrorlakemi.org) domain for the next 10 years.
- Pavilion Rental Deposits - see email June 26. This is to ensure the park is cleaned up as it should be after a reservation.
- Cameras @ Park C and Boat Ramp Lock replacement - see email June 30. There was an incident at the boat launch where some kids were playing on the gate and slamming it around. The lock was destroyed and the posts needed to be repaired. This was caught on a homeowners camera. The police were contacted.

Committee Reports

Parks - Lorri Britsch

- Mark your calendars, Oct 4, is the fall clean up.
- August 23 is the Summer picnic (disco themed). 9 am - fish tournament; (adult and child), 4 pm - shuffleboard tournament, 5 pm - happy hour, 6 pm - food, 7 pm - music. Jessica Dunn suggested a corn hole tournament, it was a big hit in the past. Lorri asked that Jessica lead the tournament. Only a small number of people have RSVP'd.
- Lorri is looking for fundraising ideas to raise money for purchasing new park equipment. Some suggestions were; casino bus trip, dine to donate, spiritwear. Suggested that Lorri get an idea and picture of what she would like to install and use that to fundraise. Create a wishlist for the parks.
- The first fundraiser is in motion. Mirror Lake Spiritwear. See the attached for more details.
- Teddy Janiuk - Warranty work on the boat ramp is completed. The dock was removed and put back in. Warranty is good thru Dec 2025.

Building - Teddy Janiuk

- Lot 156 - new log cabin - approved
- Lot 12 & 13 - new fence - approved and already built

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

MLA LAKE REPORT - August 2025

Lake update:

- The main body of the lake is testing good and is clear.
- The level of algae is noticeably reduce from last year.
- Remember we are working to dilute the overall nutrients from year-to-year.

There are issues in the Westshore channel with SSW (starry stonewort). Work is being done to correct this issue now and in the future. With homeowners being good lake stewards this should not occur again (i.e. control fire ash, reduce your shoreline erosion, skip the fertilizer and help identify County runoff issues and help the lake committee address them).

Lets do a reset:

After speaking to multi MLA member's, each member "sees" the lake from their "point of view".

- Some only look at what's floating on the surface,
- some want to catch large game fish,
- some want no muck lake at their shoreline,
- some want a clean shoreline,
- some only want to swim in the middle of the lake because their shoreline drops off quickly,
- some don't want algae floating next to them while they swim.
- no members wants a Blue-Green Algal Bloom.

Lake committee's goal is to create the best possible Ecosystem to balance the lake.

MLA LAKE REPORT - August 2025

Just one example: We do not want all the lily's in the lake dead. Doing so would create untold issues. The lake temperature would spike, fish & aquatic animals would lose their home and safe areas. We want balance! Homeowner's should clear just enough lily's from your shoreline to enter and enjoy the lake, no more.

FYI: We evaluate the lake before each treatment. The lake is divided into 6 sections. Each section has its own unique "issues" and it is treated accordingly. The lake is not carpet treated. Some sections may be treated for more than one issue.

The East channel and West channel are the most difficult to treat. Due to lack of wind, lack of boat movement, water is shallow which causes the sun to heat the water to a higher temperature, the channels are shallow which means there is no place for the decaying plants/leaves/algae to go.

Moreover, open campfire by homeowners, unchecked rain runoff, lawn fertilizer, lack of homeowner involvement in cleaning shoreline, mowing of grass into the lake, causes more bad nutrients to enter the lake etc.

This shows the importance of sharing your thought about lake quality with the committee. The lake committee only works with lake quality, not lake rules.

As good lake stewards we all need to identify sources of lake pollution. It's not good enough to treat the symptoms after the pollution is in the water.

MLA LAKE REPORT - August 2025

Treating the lake is used to solve yesterday's pollution, if homeowners help to stop today's pollution we can treat the lake less going forward. As a community we need to work together to identify pollutants and reduce them, i.e. feeding the geese, mowing grass into lake, allowing fire ash to runoff into lake, power washing your boat/dock near or in the lake, allowing plastic items to fall off your boat or shore into the lake.

Raking/cleaning your shoreline is an **accumulative action and benefit**.

If you rake shoreline and place stones at your shoreline each year your shoreline will look better and better and it will be easier to clean each year. It's also helps the overall health of the lake! Something we all want.

We can start by reading the MLA website: go to, lake, "The Waters Edge".

A quick read pamphlet that outline good stewardship. I encourage all members to work toward a natural shoreline as stated in the pamphlet. Only make you lake access big enough to enjoy the lake, not your entire shoreline.

Invasive red swamp crayfish found in pond at Wolf Lake State Fish Hatchery, If you find a red crayfish please capture it and text Doug so he can report it to the DNR/MSU.

Please do not feed the Canada geese. They are **dirty** waterfowl that spread pollution lake-to-lake. Use a dark color laser pointer to scare them at dawn and dusk. It only takes a few times they move on to another lake.

Let's work together to have a best lake possible to enjoy for many years!

Old Business

Audit of the Finances - David Fraher - CLOSED

- Mary Tarte completed the audit. She said that Julie Collins keeps very good books.

Remaining Tax Foreclosure Sale Proceeds - Suzanne Marsee

- Received the next step in the process. MLA now has to file a Motion to Claim remaining proceeds from tax foreclosure sale. Suzanne Marsee completed the forms required, however she is unsure as to what some things mean. Going to ask Julie Collins for help. Documents need to be filed by Oct 1, 2025.

New Business

Park A - Lot merge - Suzanne Marsee: Paperwork submitted, waiting for GIS to be updated.

Eastshore Dr. Paving

- Teddy Janiuk and Doug Collins have been working with Mark Hubbard at Liberty Twp. Mirror Lake Association is aware the dirt road Eastshore Dr. is in the process of being paved. Teddy and Doug have obtained 60% of the signatures. This is more than enough to move forward with the plan. MLA will also have to pay for the payment as Park C is on Eastshore Dr. We still need clarification on Park D. The cost per lot could be as high as \$800 per lot across 5 years. Teddy and Doug are working on a longer payment period, which will lower the per year fee.

- Teddy Janiuk made the motion for Mirror Lake Association to agree to the paving of Eastshore Dr., Mary Tarte seconded the motion. All approved. (see the attached letter from Mark Hubbard)

Solar Panel Policy - Julie Collins

- Julie Collins will draft a policy to have reviewed at the September meeting. Policy to be presented to the membership at the September meeting for a vote.
- Rumor has it that this demand might go away.
- David Fraher feels MLA should still make a policy.

Open Board Positions - September Vote

- Both David Fraher and Suzanne Marsee's 3 year terms have come to an end. If anyone is interested in joining the MLA Board, we will be voting for new board members in September.
- If you would like to nominate someone or yourself, please let me know.
- Both David and Suzanne have expressed interest in remaining on the board for another 3 year term.

Q&A- none

David Fraher made a motion to end the meeting at 8:10 pm, Teddy Janiuk 2nd, all approved.

Next meeting is scheduled for Sunday, September 28, 2025, at 2 pm at Grace Baptist Church.

MLA Boat Sticker Checks

Membership Communication x



◆ Summarize this email

Suzanne Marsee <secretary@mirrorlakemi.org>

Mon, Jul 28, 7:34 AM



to David, Teddy, Julie, me, Gloria, Mary, Dave, bcc: Aaron, bcc: Aaron, bcc: Alfredo, bcc: Amber, bcc: Angel, bcc: Angela, bcc: An ▼

Good Morning,

The Board has received complaints that several boats have been on the lake that DO NOT have the proper stickers on the boat.

Having a sticker on your boat is not optional...

You must have a BLUE Mirror Lake sticker on your motorized boat.

You must have a YELLOW Mirror Lake sticker on your non motorized boat.

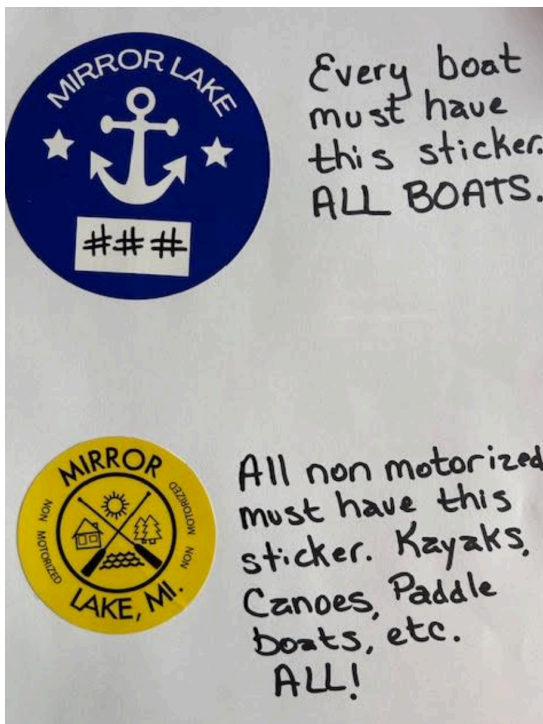
If you don't have a sticker, please contact me ASAP to get your stickers. I have a stack of unclaimed stickers.

Stickers can be picked up at 165 Westshore Dr.

--

Suzanne Marsee

MLA Secretary



Mirror Lake Association Website and Emails are back online



Membership Communication x

◆ Summarize this email

Suzanne Marsee <secretary@mirrorlakemi.org>

Mon, Jul 28, 7:13 AM



to me, bcc: Aaron, bcc: Aaron, bcc: Aaron, bcc: Admin, bcc: Alfredo, bcc: Amber, bcc: Angel, bcc: Angela, bcc: Annie, bcc: Ashlei ▼

Sorry for the hiccup with the system last week and this past weekend.

If you sent an email to a @mirrorlakemi.org email address in the past week, it most likely was not received.

The emails are back up and accepting and sending emails.

Thank you for your patience with this matter.

--

Suzanne Marsee

MLA Secretary

MLA - Pavilion Reservation Change

Parks x



◆ Summarize this email

Suzanne Marsee <secretary@mirrorlakemi.org>

Thu, Jun 26, 4:16 PM



to David, Teddy, Julie, me, Gloria, Mary, Dave, bcc: Aaron, bcc: Aaron, bcc: Alfredo, bcc: Amber, bcc: Angel, bcc: Angela, bcc: An ▼

Good afternoon MLA community,

Today the MLA Board has agreed to add a \$50 deposit fee to the reservation of the pavilion at Park A. The pavilion has been left with quite a mess in the past and to ensure this doesn't continue to happen we have agreed to charge an extra \$50 for a deposit. If the park is clean after your reservation, you will get the \$50 returned. If the park is not clean then the \$50 deposit will not be returned to the renter. The rental will be \$85 (\$35 for the rental fee & \$50 for the deposit).

If you rent the pavilion and you show up and find that the pavilion is already a mess, please take a picture and text it to 517-939-9113.

The pavilion at Park A is a resource for all of the MLA community members, we should all be taking care of our parks. If you see someone disrespecting our parks please report it right away. You can text 517-939-9113. If you can send a picture that would be great.

Any member in good standing is allowed to rent the pavilion at Park A. Just visit our website for more information. [{click here}](#)

The Park A Pavilion and play area is one of Mirror Lake's prize features.

- Shuffleboard
- Swing-set
- Child safe playground
- Covered pavilion with picnic tables
- Beach
- Sand volleyball court
- Charcoal grills
- Porta-Potty
- Waste receptacles

[Rental Form](#)

The large, covered pavilion is a great place to bring your family and friends. Many picnic tables allow for up to 50 guests. A convenient counter/workstation facilitates the electrical connections for crock pots and food service items. Come and enjoy the lake!

- Private Reservations can be made for \$35 / day from 11:00 am to 6:00 pm
(\$50 deposit required to ensure the park is cleaned up after use)

Suzanne Marsee

MLA Update: Parade Reminder and Camera's @ Park C



Membership Communication x

◆ Summarize this email

Suzanne Marsee <secretary@mirrorlakemi.org>

Mon, Jun 30, 8:57 PM ☆ ⏪ ⋮

to me, David, Teddy, Julie, Gloria, Mary, Dave, Doug, Lorri, bcc: Aaron, bcc: Aaron, bcc: Alfredo, bcc: Amber, bcc: Angel, bcc: An

A couple of updates/reminders:

First, I would like to remind everyone that the 4th of July **boat parade** is scheduled for this Friday, July 4 @ 1 pm. Line up starting near the dam. Boats, kayaks, canoes, everything is welcome. Don't live on the lake, come to the park and watch the parade from the beach!

Second, the board recently installed security cameras at Park C as part of the approved boat launch improvements. The installation of these cameras, which was approved by the board approximately 8 months ago, was completed over the weekend. Presently, Park C is under surveillance by two cameras, with signage on order to be posted in the park upon receipt.

The timing of the camera installation is particularly significant, as on June 17th, a police report was filed by MLA due to vandalism of the gate and lock at the park. The lock was broken into two and has since been replaced, while one of the posts will need to be reset. In light of these incidents, we urge MLA members to report any suspicious activities, and parents are reminded that the gate/ramp is not to be used as a play area for children. Park C is not a swimming area. Those found misusing the ramp will be directed to Park A, as MLA has invested significant resources in the new ramp. Following discussions with Jackson County Sheriffs, we have the authority to pursue legal action against those responsible for park vandalism.

Fwd: Eastshore Drive Update from Liberty Township

External



Inbox x

**Teddy Janiuk**

to Melodie, me ▾

Aug 16, 2025, 7:45 AM (3 days ago)



Below is the email for Eastshore Dr. that was sent out with the cost see attachments.

If you can print or add the cost sheet to the meeting minutes.

----- Forwarded message ----->

Date: Sat, Jun 21, 2025 at 9:01 AM

Subject: Eastshore Drive Update from Liberty Township

If we are missing anyone on this email chain please forward and let me or Doug know so we can get them added.

Dear Eastshore Residents,

We are excited to provide you with an update regarding the paving of Eastshore. Last week, Mark Hubbard from Liberty Township got in touch with us to inform us that the paperwork process has commenced and he has requested some additional information. Here is a summary of his latest update:

- Mark is seeking 30-35 signatures from residents, which is approximately 60% of the required number to move forward with the project. Currently, we have obtained around 26 signatures.
- Unfortunately, the resident residing on Southwood has been removed from the list of signatories.
- The approval of the MLA president is needed for the MLA properties. Mark has requested that a motion be presented and recorded in the minutes during our upcoming meeting. There will be a cost to MLA for the properties we own on Eastshore.
- There are a total of 53 lots to be considered, including the cabins located at the end of the road by Grand Lake, as they utilize the road for access. Married lots in the GIS system count as one, I will be confirming that Tim Wilson should now be willing to sign.
- The MLA will cover the assessment costs associated with the relocation of the boat launch. Further details on this will be coordinated with the township.
- Mark highlighted that lots held in trust must also provide consent for the project to proceed. We are currently verifying this requirement.
- Cost: See attached sheet, summary is \$803.77 per lot per year

Should you have any questions, please do not hesitate to reach out.

Teddy Janiuk and Doug Collins

\$ 203,000.00 70% Cost

\$830.18

\$ 10,000.00 bonds + ADMIN + AIT

\$ 213,000.00 \$ 4018.86

5 year

\$ 803.77 per year
per Lot

+ interest only
know when bonds
are sold

EAST Shore

186 EAST Shore

~~49 lots~~ 53 Lots

363 364 365	JUSTIN DEAN
369 370 371 372	DANIEL KIDDER
317 325 319	TARTE FAMILY TRUST
334 335	CHRIS SKULINA
313 327	Kyle LAGOW
309	JAMES PRITOLA
306 307	DAVID CLARK TRUST
302 303 304	LISA TOMPSON TRUST
310	SANDRA STURGEN
315 316	LORRI BRITISH
312 328	Doug COLLINS
305	GLENN DRZGANSKY
314	LAURA WILDSIDE
299 301	GERALD FENBY
300	Michele JANLUK
323	Kimberly MURPHY

26 lots ~~VERFIDE~~

27 lots