

# MLA June Board Meeting

THURSDAY, 06.12.2025

ZOOM mtg. - **Board Quorum**

## Call to Order- 7:00 pm

### President's Report- David Fraher

- 7 houses for sale, 2 on Eastshore, 5 on Westshore. Sellers, tell your realtors to push the lake. We have had over \$100,000 in improvements in the past 2 years. New dock location, BioChar sock improvements.
- Made mention that the grass on the dam needs to be cut.

## Board Attendees:

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

### Treasurer's Report- Julie Collins

- Have received several comments on the new dock at park C boat launch. All feedback has been positive.
- Motion made to approve the budget as presented by Mary Tarte, seconded by Suzanne Marsee. All in favor.

## TREASURER REPORT



### MIRROR LAKE ASSOCIATION FINANCIAL POSITION SUMMARY as of 5/31/2025

Check Account Balance (less outstanding checks)	\$21,741.99
Saving Account Balance	\$28,146.86
<b>Total Funds Available</b>	<b>\$49,888.85</b>

Dues Collected this Year \$30,844.88 (net of swipe fees \$445.12)

#### Expenses This Year (see page 2 for details)

Administrative	\$1,137.07
Lake	\$0.00
Park	\$699.44
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
<b>TOTAL EXPENSES</b>	<b>\$10,704.05</b>

# TREASURER REPORT



MIRROR LAKE ASSOCIATION				
INCOME & EXPENSE STATEMENT				
April 1, 2025 through May 31, 2025				
INCOME	Actual	Budget	Budget Remaining	NOTES
Annual Dues	\$31,290.00	\$31,500.00	\$210.00	
Swipe Fees	-\$445.12	\$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	\$0.00	\$0.00	\$0.00	
<b>TOTAL INCOME</b>	<b>\$30,844.88</b>	<b>\$31,500.00</b>	<b>\$210.00</b>	
EXPENSES				
Insurance	\$320.00	\$1,750.00	\$1,430.00	
Postage	\$0.00	\$150.00	\$150.00	
PO Box	\$0.00	\$90.00	\$90.00	
Liens/Register of Deeds	\$190.50	\$200.00	\$9.50	
Quickbooks	\$0.00	\$380.00	\$380.00	
Accounting/Bank Charges	\$20.00	\$120.00	\$100.00	
Admin supplies	\$0.00	\$200.00	\$200.00	
Zoom account	\$169.49	\$160.00	-\$9.49	
Non Profit Status	\$0.00	\$20.00	\$20.00	
eMail addresses (Wix)/Google	\$0.00	\$650.00	\$650.00	
Website	\$0.00	\$0.00	\$0.00	
Social/Refreshments	\$0.00	\$400.00	\$400.00	
Legal	\$368.50	\$400.00	\$31.50	
Miscellaneous	\$68.58	\$844.00	\$775.42	
<b>Total Association Administrative Expenses</b>	<b>\$1,137.07</b>	<b>\$5,364.00</b>	<b>\$4,226.93</b>	
DEQ App Permit Fee	\$0.00	\$893.00	\$893.00	
Water Testing	\$0.00	\$500.00	\$500.00	
Weed Control	\$0.00	\$14,000.00	\$14,000.00	
<b>Total Lake Expenses</b>	<b>\$0.00</b>	<b>\$15,393.00</b>	<b>\$15,393.00</b>	

# TREASURER REPORT



EXPENSES	Actual	Budget	Budget Remaining	NOTES
Sand	\$0.00	\$0.00	\$0.00	
Mulch	\$314.86	\$675.00	\$360.14	
Electricity/Lighting Pavilion	\$150.41	\$960.00	\$809.59	
Garbage Removal Park A	\$61.19	\$357.00	\$295.81	
Mowing	\$0.00	\$2,700.00	\$2,700.00	
Portable Toilet	\$125.00	\$625.00	\$500.00	
Spring CleanUp	\$0.00	\$30.00	\$30.00	
Park supplies/Maint/repair	\$47.98	\$650.00	\$602.02	
<b>Total Park Expenses</b>	<b>\$699.44</b>	<b>\$5,997.00</b>	<b>\$5,297.56</b>	
Personnel	\$0.00	\$0.00	\$0.00	
Security supplies	\$0.00	\$0.00	\$0.00	
<b>Total Security Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total Operational Expenses</b>	<b>\$1,836.51</b>	<b>\$26,754.00</b>	<b>\$24,917.49</b>	
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	
<b>Total Association Projects</b>	<b>\$8,867.54</b>	<b>\$5,750.00</b>	<b>-\$3,117.54</b>	
TOTAL Expenditures	\$10,704.05			
<b>TOTAL CASH FLOW</b>	<b>\$20,140.83</b>			

## Secretary Report - Suzanne Marsee

- Thank you to Mary Tarte for recording the meeting minutes during my absence at the last meeting.
- Julie Collins made the motion to approve the April 2025 meeting mins as written, Mary Tarte 2nd the motion, all approved.
- Suzanne Marsee asked if we should reach out to the attorney to start the process to file official claims against past due properties who owe more than \$1,000.00. The board agreed to not proceed at this time.
- Suzanne Marsee made the motion to merge the lots at park A. Julie Collins 2nd the motion, all approved. Suzanne will file the paperwork to have all the lots at park A merged into 1 lot.
- Jessica Dunn asked why we don't access a late fee for payments that are late? The board agreed we should do that, however the Deed Restrictions will need to be changed.
- Jessica Dunn also suggested that we increase the annual dues. Many lakes in the area have raised their lot fees, and it's time Mirror Lake does the same. The board agreed we will discuss this.

### SECRETARY REPORT



#### 2025/26 Liens placed on June 10, 2025:

<u>Owner Name</u>	<u>No. of Lots</u>	<u>Total Amount Past Due</u>
Nancy Backinger	1 Lot	\$2,193.00
Rhonda Bell	1 Lot	\$254.00
Shannon Cole	2 Lots	\$1,025.00
Nicolas & Sahar Cuthbert	2 Lots	\$1,055.00
Doug & Jeanna Goodwin	2 Lots	\$1,235.00
Kim Meckley	1 Lot	\$1,255.00
Ray & Pramala Queen*	1 Lot	\$100.00
Dustin Richards*	1 Lot	\$100.00
Gabriel & Dawn Sharp	3 Lots	\$2,545.00
Justin & Danielle Smilowski*	3 Lots	\$260.00
Margaret Webster	1 Lot	\$655.00
Mark & Catherine Wilson	1 Lot	\$1,875.00
Marek Zych*	4 Lots	\$340.00

\* Current Year Past due only

New invoices have been issued for the \$30.00 lien for this year.

### SECRETARY REPORT



#### Liens removed since last year:

Removed May 9, 2025			
Fred Gaydosh	\$200.00	1 Lot	2 years
Removed April 9, 2025			
James McClain	\$180.00	2 Lots	1 year
Carolyn Fox	\$500.00	1 Lot	5 years
Dawn Wright	\$180.00	2 Lots	1 year
Removed March 17, 2025			
Nicholas Rudolph	\$1,680.00	4 Lots	4 years
Alex Michael	\$100.00	1 Lot	1 year
Removed September 18, 2024			
David Barlow	\$180.00	2 Lots	1 year
Dayne Timmins	\$200.00	1 Lot	2 years

### SECRETARY REPORT



#### 2025/26 DUES Collection Update:

Amount owed open invoices.....	\$12,796.60
This year open invoice past due.....	\$ 2,140.00
# of <u>lots</u> not in good standing current year only.....	9
# of <u>lots</u> not in good standing over 1 year.....	14
Amount past due collected in 2025.....	\$3,079.16
Amount collected in swipe fees.....	\$ 550.00

## Committee Reports

### Parks - Lorri Britsch

- Thank you, Suzanne & family for replacing the Flag pole and flag on the island. It looks great.
- Spring clean up was a great success. Thank you to everyone who helped out.
- Park C clean up, thank you Dave Clark for your clean up.
- 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.
- 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.
- Jessica Dunn said there is an issue with the mowing at the dam. Asked that it be corrected. Doug Collins said he had already spoken to the mower, and it has been addressed.
- Jackson Co. Drain commission brush clean up is every 3 years and it was done last year.

### Building - Teddy Janiuk

- Chris & Donna Skulina (lots 334/335 submitted a request for a front porch. The Building committee approved the request.
- Is there a time limit after a building request has been submitted and approved?

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

- Working on a "welcome to the lake" package
- Doug secured a new mower for this season. Mark on Southwood Dr. is interested in bidding on the contract next year.
- Jessica Dunn Q: why is the lake considered "all sports" when we don't allow jet skis and wake boats?
- Jessica Dunn stated the water at her lake front is the worst it has ever been in the 6 years of living here. She has done all she can do to improve the water and nothing is working. Doug Collins explained that Lake LeAnn has been having some serious issues with their lake with an Algae bloom. They had an emergency spray on June 13. Asked their property owners to not use the lake for the next 2 days. Doug also said he counted 4 open fire pits in the canal area and that does not help the lake quality. The issue as well is pollen off of the trees attached to the top of algae at the top of the water.

## COMMITTEE REPORTS - LAKES



### Seasonal reminders:

- To get the biggest bang for our buck, Please refrain from boating the day we treat the lake and please **turn off your muck blasters/bubblers for 24 hours**. We only have 3 more days of lake treatments for the season.
- Please use a metal ring around fire-pits/campfires to control your **ashes!** Remove ashes before the next rain storm to prevent them from running into the lake. Fire-ash rain-runoff pollutes Mirror lake.
- If possible, please move your campfire at least 20 feet from the lakes edge to reduce the runoff.
- Please do NOT mow or trim your grass into the lake! Doing so is very bad for lake quality! If you do get grass in the lake skim it out.
- If a tree falls in the lake and is not a problem for navigation or uses of the lake; "LET IT BE". Don't remove it! The branches will catch and hold good algae for aquatic animals to eat. Doing this will **help** lake quality.

Presented by Doug Collins

## COMMITTEE REPORTS - LAKES



- If you are washing your boat (after winter storage) or dock please do not use soap or chemicals in your power sprayer. Use only water in you power sprayer to prevent lake pollution!

### Other Information:

#### **IMPROVING your shoreline to improve water quality:**

Please review the link on the MLA website called "[The Water's Edge](#)" it's full of important tips about Lake House Living! Review the important top paragraph on page 10. Please consider choosing one idea from the guide and make a change on your shoreline this season.

Presented by Doug Collins

## Old Business

### Exempt owners asking to be added to the Mirror Lake Association - Suzanne Marsee

#### NEW DECLARED LOTS



##### **Lots added to the Mirror Lake Association in 2025**

Lot 5: Owner - David Russell

Lots 23, 24 & 66: Owner - Tims Investment Management, LLC.

Lot 76: Owner - Kent & Angie Tyler

Lot 97: Owner - Annie Ruiz

Owners of exempt lots are encouraged to reach out to [secretary@mirrorlakemi.org](mailto:secretary@mirrorlakemi.org) if you are interested in adding your lot to the Mirror Lake Association. The fee to join the association is \$30 per lot added. This fee is the amount Jackson County Register of Deeds charges to file the paperwork. More details can be provided if you are interested in changing your exempt lot to a declared lot.

### Foreclosure Lot 239 - CLOSED - Back taxes paid - Suzanne Marsee

- Back taxes paid. Moved out of foreclosure.

### Audit of the Finances - David Fraher

- Mary Tarte will work with Julie Collins to schedule the audit.

### Remaining Tax Foreclosure Sale Proceeds - Suzanne Marsee

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

## New Business

### Island Flag Pole - Suzanne Marsee

- Per a homeowners request, the flag pole has been replaced. Discussion was had that the flag should be replaced every year. The parks committee will ensure it is added to the list of things to do each spring.

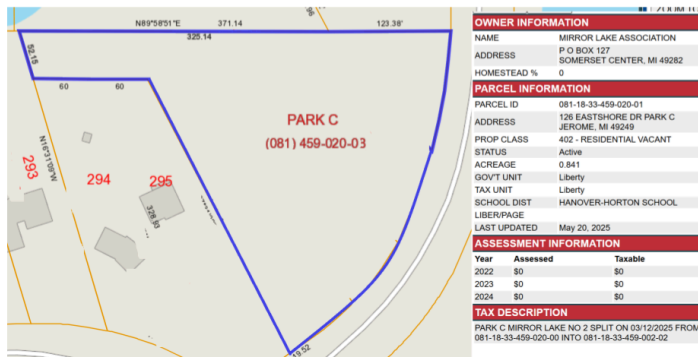
## Park C - Lot merge & Address Request- Suzanne Marsee

### PARK C



WE NOW HAVE AN ADDRESS FOR PARK C

**126 Eastshore Dr.**



## New Dock - Park C - Boat Ramp - Teddy Janiuk

- The dock is all installed and working. Lester's will be out in July or Aug to reset the pads at the boat launch.

## Solar Panel Policy - Julie Collins

- A new law went into effect. HOA's can't prevent solar panels. All HOA's must make a policy. The HOA can make the rules. Policy must be finalized before April 2, 2026.
- Julie Collins will draft a policy to have reviewed at the August meeting. Policy to be presented to the membership at the September meeting for a vote.

## Q&A- none

David Fraher made a motion to end the meeting at 8:16 pm, Julie Collins 2nd, all approved.

Next meeting is scheduled for Thursday, August 14, 2025, at 7 pm via ZOOM