

**Lake Isabella Property Owners Association
Board of Directors Meeting
1096 Queens Way, Lake Isabella, MI 48893
FEBRUARY 8, 2023 AGENDA**

Meeting Call To Order:

Roll Call:

John Dauffenbach	District 1 (2024)	E	Steve Banagis	District 6 (2024)
Norman Burmeister	District 2 (2025)		Bill Keelean	District 7 (2023)
Larry Russell	District 3 (2025)	President	Christine Belanger	District 8 (2025)VP E
Colleen Ahlstrom	District 4 (2023)	Treasurer	Dave King	District 9 (2024)
Fernando Terreros	District 5 (2023)	E		

Agenda Approval/Changes:

Consent Agenda: Secretary's Report – Two to approve
Treasurer's Report

Village Report:

LIPOA Operations Manager Report:

Sub-Committee Reports:

ACC: 0 homes, 0 shed, 0 garage, 0 addition, 0 deck , 1 pole barn
Lakes/River: none
Parks: none

Member Comments: This is an opportunity for members to make comments.
Please limit your comments to items listed on the agenda (2 minutes).

Old Business: Liaison meeting update. Millage vs bond. Committee will meet 2x per month.
Dredge committee volunteers. JOHN – BILL – NORM – CHRISTINE (ALT)
Dredging estimates.
VOTE ON VILLAGE PRESS RELEASE – MOTION MADE BY JOHN DAUFFENBACH,
SECOND BY CHRISTINE BELANGER, VOTE ALL "YA" APPROVING MESSAGE.

New Business: OUTLOT A
Dredge Committee first meeting

Member Comments: This is an opportunity for members to make comments.
Please limit your comments to 5 minutes. Thank you!

Adjourn:

Submitted by :

**Lake Isabella Property Owners Association
Board of Directors Meeting
1096 Queens Way, Lake Isabella, MI 48893
JANUARY 11, 2023 MINUTES**

Meeting Call To Order: 7 pm

Roll Call:

John Dauffenbach	District 1 (2024) P	Steve Banagis	District 6 (2024) P
Norman Burmeister	District 2 (2025) P	Bill Keelean	District 7 (2023) P
Larry Russell	District 3 (2025) President P	Christine Belanger	District 8 (2025)VP P
Colleen Ahlstrom	District 4 (2023) Treasurer E	Dave King	District 9 (2024) P
Fernando Terreros	District 5 (2023) E		

Agenda Approval/Changes: DAVE KING / BILL KEELEAN

Consent Agenda: Secretary's Report **NORM BURMEISTER / BILL KEELEAN**
Treasurer's Report **JOHN DAUFFENBACH / CHRISTINE BELANGER**

Village Report:

LIPOA Operations Manager Report:

Sub-Committee Reports:

ACC: 0 homes, 0 shed, 0 garage, 1 addition, 0 deck , 1 pole barn
Lakes/River: none
Parks: none

Member Comments: This is an opportunity for members to make comments.
Please limit your comments to items listed on the agenda (2 minutes).

JEFF GREY – NO COMMENTS

Old Business: Applied for a \$5000 grant from the State of Michigan for “woody” vegetation removal on the dam next spring. Turned down our request for \$4500
Liaison meeting
Dam inspection was December 13, 2022 after sending B. Willoughby a registered letter. Waiting for State Dam Safety Group review/approval.
Weed contract 2023 through 2025.

New Business: Liaison meeting update. Millage vs bond. Committee will meet 2x per month.
Dredge committee volunteers. **JOHN – BILL – NORM – CHRISTINE (ALT)**
Dredging estimates.
**VOTE ON VILLAGE PRESS RELEASE – MOTION MADE BY JOHN DAUFFENBACH,
SECOND BY CHRISTINE BELANGER, VOTE ALL “YA” APPROVING MESSAGE.**

Member Comments: This is an opportunity for members to make comments.
Please limit your comments to 5 minutes. Thank you!

Adjourn: 8:14 PM

Submitted by : GEKING

**LAKE ISABELLA PROPERTY OWNERS ASSOCIATION
TREASURERS REPORT
As of JANUARY 31, 2023**

CASH ON HAND:

ISABELLA BANK & TRUST - CHECKING	\$	8,997.33
ISABELLA BANK & TRUST - SAVINGS	\$	138,463.83
The Reserve Accounts funds remain in the Savings Account		
REPLACEMENT/CAPITAL RESERVE	\$	3,562.60
LAKE BOTTOM RESTORATION	\$	26,998.50
LAKE STUDY FUND (2/8/2017)	\$	5,580.00
REPLACEMENT RESERVE ACCOUNT TOTAL		\$36,141.10
DAM & LAKE FUND	\$	17,467.31
PETTY CASH	\$	144.00
Total Cash On Hand	\$	165,072.47
LIPOA FISH FUND Donations - \$6,500 Imlay City	\$	1,567.39
REVENUE RECEIVED IN JANUARY 2023	\$	3,087.25
TOTAL REVENUE RECEIVED YTD (Gross)	\$	325,667.11
OPERATING EXPENSES IN JANUARY 2023	\$	9,691.17
NOTES PAYABLE PRINCIPAL PAID JANUARY 2023	\$	-
TOTAL EXPENDITURES JANUARY 2023	\$	9,691.17
OPERATING EXPENSES YTD 2022/2023	\$	334,882.07
NOTES PAYABLE PRINCIPAL PAID YTD 2022/2023	\$	-
TOTAL EXPENDITURES YTD 2022/2023	\$	334,882.07
REVENUE RECEIVED OVER EXPENDITURES YTD (NET)	\$	(9,214.96)

Fiscal Year March 1 2022 to February 28 2023

\$24,185 in November 2022 towards new storage area.

LAKE ISABELLA PROPERTY OWNERS ASSOC.
Profit & Loss Budget Performance
January 2023

	Jan 23	Mar '22 - Jan 23	Annual Budget
Ordinary Income/Expense			
Income			
4000.00 · LOT MAINTENANCE FEES (4000.00)	848.22	62,399.09	63,000.00
4010.00 · LOT MAINTENANCE FEE- DELINQUENT (4010.00)	305.00	305.00	
4020.00 · ASSOCIATION DUES- CURRENT (4020.00)	917.75	202,429.79	182,000.00
4022.00 · PPP (Pay Check Protection Program)	0.00	0.00	300.00
4030.00 · DELINQUENT ASSOC DUES-OFFICE (4030.00)	0.00	0.00	800.00
4040.00 · PENALTIES & INTEREST (4040.00)	179.03	293.32	800.00
4050.00 · STORAGE LOT RENTAL (4050.00)	455.00	15,300.00	14,000.00
4060.00 · CAMPING FEES (4060.00)	0.00	21,907.75	21,500.00
4065.00 · PAVILION RENTAL (4065.00)	45.00	1,180.00	1,500.00
4070.00 · BUILDING PERMIT FEES (4070.00)	40.00	400.00	250.00
4081.00 · TOWER RENTAL (4081.00)	144.00	144.00	
4090.00 · KEY DEPOSIT (KEY DEPOSITS RECEIVED, RETURNED UNDER DEPOSIT REFUND EXP ACCT)	0.00	1,979.56	1,200.00
4100.00 · MISCELLANEOUS REVENUE (4100.00)			
4101.00 · LAKE MAPS OR MAP ADS (SELLING OF MAPS AND SELLING ADS FOR THE PRINTING OF THE MAPS)	0.00	24.00	
4221.00 · FUNDRAISER (SHIRTS & HATS)-002 (4221.00)	0.00	643.54	
4100.00 · MISCELLANEOUS REVENUE (4100.00) - Other	5.00	1,058.00	3,000.00
Total 4100.00	5.00	1,725.54	3,000.00
4110.00 · SAVINGS ACCOUNT INTEREST (4110.00)	68.25	259.51	150.00
4155.00 · NEWSLETTER ADS (4155.00)	0.00	1,680.00	2,500.00
4220.00 · DOCK PERMIT FEE/BOAT PASSES (4220.00)	80.00	14,718.55	14,000.00
4400.00 · FISH FUND DONATION (This is a revenue for donations from members to stock the lake with fish.)	0.00	945.00	
Total Income	3,087.25	325,667.11	305,000.00
Gross Profit	3,087.25	325,667.11	305,000.00
Expense			
5010.00 · WAGES- GROSS PAY (5010.00)			
5010.01 · OFFICE WAGES- OFFICE (5010.01)	1,576.25	28,248.22	30,000.00
5010.03 · MAINTENANCE WAGES- GROSS (5010.03)	0.00	53,846.22	42,000.00
5010.04 · GENERAL MANAGER (5010.04)	3,246.38	40,206.11	41,000.00
5010.05 · CAMPGROUND JANITOR SERVICE (5010.05)	0.00	118.68	
5010.00 · WAGES- GROSS PAY (5010.00) - Other	0.00	0.00	0.00
Total 5010.00	4,822.63	122,419.23	113,000.00
5010.10 · PAYROLL TAXES (5010.10)	617.28	11,809.22	7,200.00
5020.00 · BOARD OF DIRECTOR FEES (5020.00)	285.37	1,673.01	1,800.00
5021.00 · INTEREST & PENALTY FEES (5021.00)	0.00	15.00	50.00
5022.00 · LEGAL EXPENSES (5022.00)	0.00	3,181.90	1,000.00
5023.00 · ACCOUNTING & AUDIT EXPENSE (ACCOUNTING SERVICES AND AUDIT)	0.00	95.00	1,500.00

LAKE ISABELLA PROPERTY OWNERS ASSOC.
Profit & Loss Budget Performance
 January 2023

	Jan 23	Mar '22 - Jan 23	Annual Budget
5029.00 · PROPERTY TAXES (5029.00)			
5103.00 · COPIER/DUPLO LEASE (5103.00)	1,758.92	7,225.40	6,500.00
5110.00 · OFFICE SUPPLIES (5110.00)	79.72	1,018.26	1,500.00
5115.00 · COMPUTER AND TECHNOLOGY (SOFTWARE, COMPUTER PARTS, SERVICE)	11.11	4,160.58	1,500.00
5120.00 · POSTAGE (5120.00)	172.50	4,290.00	1,200.00
5130.00 · PRINTING COSTS (5130.00)	0.00	1,019.87	2,500.00
5140.00 · WATER COOLER (5140.00)	0.00	1,690.00	2,900.00
5150.00 · UTILITIES-ELECTRIC, HEAT & H2O (5150.00)	30.00	156.25	240.00
5151.00 · TRASH REMOVAL (DUMPSTER)	500.87	3,911.11	4,000.00
5155.00 · TELEPHONE & INTERNET (5155.00)	0.00	1,175.00	1,500.00
5160.00 · REGISTER OF DEEDS EXPENSE (5160.00)	0.00	2,799.22	2,000.00
5170.00 · CONSULTING FEE(MGMT) (5170.00)	0.00	30.00	300.00
5175.00 · CONTRACTED SERVICES (WINTER) (5175.00)	0.00	0.00	400.00
5200.00 · EMPLOYEE BENEFITS (5200.00)	144.89	2,014.85	2,000.00
5302.00 · TRAINING SEMINARS CONFERENCES (FEES)	0.00	0.00	1,000.00
5400.00 · INSURANCE-COMM UMBRELLA (5400.00)	0.00	548.00	1,000.00
5410.00 · INSURANCE- GENERAL LIABILITY (5410.00)	0.00	4,662.00	5,700.00
5420.00 · INSURANCE-WORKERS COMP (5420.00)	377.00	1,070.00	2,000.00
5430.00 · INSURANCE- COMMERCIAL AUTO (AUTO INS)	0.00	2,332.00	1,700.00
5500.00 · GAS, OIL & LUBE (5500.00)	0.00	752.89	
5510.00 · 5510.00 FUEL REIMBURSEMENT (PERSONAL USE OF VEHICLE FOR WORK OR TRAINING)	0.00		
5500.00 · GAS, OIL & LUBE (5500.00) - Other	146.07	6,945.76	6,000.00
Total 5500.00 · GAS, OIL & LUBE (5500.00)	146.07	7,698.65	6,000.00
5600.00 · REPAIR & MAINTENANCE-BUILDINGS (5600.00)	0.00	3,736.52	1,200.00
5610.00 · REPAIR & MAINT- EQUIPMENT (5610.00)	479.00	5,290.23	3,500.00
5620.00 · PARK & BEACH REPAIRS & MAINT (REPAIRS AND MAINTENANCE AT PARKS AND BEACHES)	0.00	7,942.30	3,000.00
5620.10 · PARKS TREE TRIMMING	0.00	650.00	3,500.00
5630.00 · PARKS EQUIPMENT EXPENSE (PARK EQUIPMENT PURCHASE OR REPAIR)	0.00	3,649.60	3,500.00
5660.00 · MARKER BUOYS/SWIM AREA SUPPLY (5660.00)	0.00	686.69	400.00
5700.00 · PORTA-JOHNS (PARKS) (5700.00)	0.00	4,706.28	4,800.00
5750.00 · MISC. PARK SUPPLIES (5750.00)	0.00	0.00	200.00
5800.00 · GENERAL OPERATING SUPPLIES (5800.00)	0.00	501.27	2,200.00
6030.00 · LICENSES AND PERMITS (6030.00)	0.00	1,181.86	1,000.00
6040.00 · LAKE / DAM SURVEY & TESTING (6040.00)	0.00	0.00	400.00
6050.00 · LAKE MGMT-WEED CONTROL (6050.00)	0.00	74,500.00	80,000.00
6070.00 · CAMPGROUND MAINTENANCE & REPAIR (MAINTENANCE AND REPAIRS TO THE CAMPGROUND)	0.00	3,638.43	2,500.00
6071.00 · CAMPGROUND ELECTRIC (6071.00)	152.66	5,473.45	4,200.00
6072.00 · CAMPGROUND WATER (6072.00)	78.35	662.75	800.00

LAKE ISABELLA PROPERTY OWNERS ASSOC.
Profit & Loss Budget Performance
 January 2023

	Jan 23	Mar '22 - Jan 23	Annual Budget
6690.00 · Reconciliation Discrepancies (Discrepancies between bank statements and company records)	0.00	0.00	50.00
7020.00 · STORAGE AREA IMPROVEMENTS (7020.00)	0.00	24,697.52	1,500.00
7035.00 · MEMORIALS-001 (7035.00)	0.00	750.00	1,000.00
7050.00 · DEPOSIT REFUND (RETURN OF DEPOSITS)	35.00	751.00	500.00
7055.00 · DAM REPAIRS (7055.00)	0.00	0.00	800.00
7056.00 · FISH PLANTING - IMLAY CITY FISH		6,500.00	
7066.00 · FUNDRAISER (SHIRTS & HATS)-001 (7066.00)	0.00	182.65	
7067.00 · MICHIGAN LAKES & STREAMS ASSOC (7067.00)	0.00	500.00	500.00
7069.00 · EVENTS (7069.00)	0.00	645.00	800.00
7072.00 · PICNIC & ANNUAL MTG (7072.00)	0.00	3,181.97	3,500.00
Total Expense	9,691.17	334,882.07	289,840.00
Net Ordinary Income	-6,603.92	-9,214.96	15,160.00
Net Income	-6,603.92	-9,214.96	15,160.00