

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

**Meeting Call To Order:**

**Roll Call:**

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

**Agenda Approval/Changes:**

**Consent Agenda:** Secretary's Report – Two to approve.

Treasurer's Report

**Village Report:**

**LIPOA Operations Manager Report:**

**Sub-Committee Reports:**

ACC: 1 homes, 0 shed, 1 garage, 0 addition, 0 deck , 0 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:** OUTLOT A – HOLD OFF MAKING CHANGES  
Dredge Committee first meeting – TIM REQUESTED EMAILS OF BOARD MEMBERS FOR UPDATES IF THEY APPROVE. ALL APPROVED.

**New Business:** Birch boat ramp  
Restoration Committee – First formal meeting with all members will be March 15<sup>th</sup> at 4 PM – Village office.

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

**Adjourn: 7:20 PM**

**Submitted by : GEKING**

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

**Meeting Call To Order: 7 PM**

**Roll Call:**

John Dauffenbach	District 1 (2024)	E	Steve Banagis	District 6 (2024)	E
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 E
Colleen Ahlstrom	District 4 (2023)	Treasurer P	Dave King	District 9 (2024)	P
Fernando Terreros	District 5 (2023)	E			

**Agenda Approval/Changes: NORM BURMEISTER/BILL KEELEAN**

**Consent Agenda:** Secretary's Report – Two to approve. **NORM BURMEISTER/BILL KEELEAN  
18<sup>TH</sup> – COLLEEN AHLSTROM/DAVE KING**  
Treasurer's Report **BILL KEELEAN/NORM BURMEISTER**

**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 – **HOLD OFF MAKING CHANGES**  
Dredge Committee first meeting – **TIM REQUESTED EMAILS OF BOARD  
MEMBERS FOR UPDATES IF THEY APPROVE. ALL APPROVED.**

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

**Adjourn: 7:20 PM**

**Submitted by : GEKING**

**LAKE ISABELLA PROPERTY OWNERS ASSOCIATION  
TREASURERS REPORT  
As of FEBRUARY 28, 2023**

CASH ON HAND:

ISABELLA BANK & TRUST - CHECKING	\$	8,169.07
ISABELLA BANK & TRUST - SAVINGS	\$	133,562.32
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	\$	154.00
Total Cash On Hand	\$	159,352.70
LIPOA FISH FUND Donations - \$6,500 Imlay City	\$	1,567.39
REVENUE RECEIVED IN FEBRUARY 2023	\$	3,818.49
TOTAL REVENUE RECEIVED YTD (Gross)	\$	329,485.60
OPERATING EXPENSES IN FEBRUARY 2023	\$	12,899.07
NOTES PAYABLE PRINCIPAL PAID FEBRUARY 2023	\$	-
TOTAL EXPENDITURES FEBRUARY 2023	\$	12,899.07
OPERATING EXPENSES YTD 2022/2023	\$	347,785.58
NOTES PAYABLE PRINCIPAL PAID YTD 2022/2023	\$	-
TOTAL EXPENDITURES YTD 2022/2023	\$	347,785.58
REVENUE RECEIVED OVER EXPENDITURES YTD (NET)	\$	(18,299.98)

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  
 February 2023

Ordinary Income/Expense

Income

	Feb 23	Mar '22 - Feb 23	Annual Budget
4000.00 · LOT MAINTENANCE FEES (4000.00)	435.00	62,834.09	63,000.00
4010.00 · LOT MAINTENANCE FEE- DELINQUENT (4010.00)	0.00	305.00	
4020.00 · ASSOCIATION DUES- CURRENT (4020.00)	2,275.00	204,704.79	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 · PENAL TIES & INTEREST (4040.00)	15.00	308.32	800.00
4050.00 · STORAGE LOT RENTAL (4050.00)	350.00	15,650.00	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	1,225.00	1,500.00
4070.00 · BUILDING PERMIT FEES (4070.00)	20.00	420.00	250.00
4080.00 · VILLAGE REIMBURSEMENT (4080.00)	0.00	0.00	0.00
4081.00 · TOWER RENTAL (4081.00)	0.00	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)	0.00	24.00	
4101.00 · LAKE MAPS OR MAP ADS (SELLING OF MAPS AND SELLING ADS FOR THE PRINTING OF THE MAPS)	0.00	643.54	
4221.00 · FUNDRAISER (SHIRTS & HATS)-002 (4221.00)	500.00	1,558.00	3,000.00
4100.00 · MISCELLANEOUS REVENUE (4100.00) - Other	500.00	2,225.54	3,000.00
Total 4100.00 · MISCELLANEOUS REVENUE (4100.00)	98.49	358.00	150.00
4110.00 · SAVINGS ACCOUNT INTEREST (4110.00)	0.00	1,680.00	2,500.00
4155.00 · NEWSLETTER ADS (4155.00)	80.00	14,798.55	14,000.00
4220.00 · DOCK PERMIT FEE/BOAT PASSES (4220.00)	0.00	945.00	
4400.00 · FISH FUND DONATION (This is a revenue for donations from members to stock the lake with fish.)	3,818.49	329,485.60	305,000.00
Total Income	3,818.49	329,485.60	305,000.00

Gross Profit

Expense

5010.00 · WAGES- GROSS PAY (5010.00)	1,795.63	30,043.85	30,000.00
5010.01 · OFFICE WAGES- OFFICE (5010.01)	0.00	53,846.22	42,000.00
5010.03 · MAINTENANCE WAGES- GROSS (5010.03)	3,246.38	43,452.49	41,000.00
5010.04 · GENERAL MANAGER (5010.04)	0.00	118.68	
5010.05 · CAMPGROUND JANITOR SERVICE (5010.05)	0.00	0.00	0.00
Total 5010.00 · WAGES- GROSS PAY (5010.00)	5,042.01	127,461.24	113,000.00
5010.10 · PAYROLL TAXES (5010.10)	634.48	12,443.70	7,200.00
5020.00 · BOARD OF DIRECTOR FEES (5020.00)	99.15	1,772.16	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



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

	Feb 23	Mar '22 - Feb 23	Annual Budget
5023.00 · ACCOUNTING & AUDIT EXPENSE (ACCOUNTING SERVICES AND AUDIT)	4,500.00	4,595.00	1,500.00
5029.00 · PROPERTY TAXES (5029.00)	0.00	7,225.40	6,500.00
5103.00 · COPIER/DUPLD LEASE (5103.00)	96.29	1,114.55	1,500.00
5110.00 · OFFICE SUPPLIES (5110.00)	0.00	4,165.02	1,500.00
5115.00 · COMPUTER AND TECHNOLOGY (SOFTWARE, COMPUTER PARTS, SERVICE)	692.50	4,982.50	1,200.00
5120.00 · POSTAGE (5120.00)	0.00	1,019.87	2,500.00
5130.00 · PRINTING COSTS (5130.00)	0.00	1,690.00	2,900.00
5140.00 · WATER COOLER (5140.00)	0.00	156.25	240.00
5150.00 · UTILITIES-ELECTRIC, HEAT & H2O (5150.00)	490.75	4,401.86	4,000.00
5151.00 · TRASH REMOVAL (DUMPSTER)	0.00	1,175.00	1,500.00
5155.00 · TELEPHONE & INTERNET (5155.00)	568.44	3,367.66	2,000.00
5160.00 · REGISTER OF DEEDS EXPENSE (5160.00)	0.00	30.00	300.00
5170.00 · CONSULTING FEE(MGMT) (5170.00)	0.00	0.00	400.00
5175.00 · CONTRACTED SERVICES (WINTER) (5175.00)	0.00	60.00	1,500.00
5200.00 · EMPLOYEE BENEFITS (5200.00)	151.27	2,166.12	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)	0.00	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)	108.73	861.62	
5510.00 · 5510.00 FUEL REIMBURSEMENT (PERSONAL USE OF VEHICLE FOR WORK OR TRAINING)	130.45	7,076.21	6,000.00
5500.00 · GAS, OIL & LUBE (5500.00) - Other	239.18	7,937.83	6,000.00
Total 5500.00 · GAS, OIL & LUBE (5500.00)	0.00	3,736.52	1,200.00
5600.00 · REPAIR & MAINTENANCE-BUILDINGS (5600.00)	0.00	5,290.23	3,500.00
5610.00 · REPAIR & MAINT- EQUIPMENT (5610.00)	0.00	7,942.30	3,000.00
5620.00 · PARK & BEACH REPAIRS & MAINT (REPAIRS AND MAINTENANCE AT PARKS AND BEACHES)	0.00	650.00	3,500.00
5620.10 · PARKS TREE TRIMMING	345.00	3,994.60	3,500.00
5630.00 · PARKS EQUIPMENT EXPENSE (PARK EQUIPMENT PURCHASE OR REPAIR)	0.00	686.69	400.00
5660.00 · MARKER BUOYS/SWIM AREA SUPPLY (5660.00)	0.00	4,706.28	4,800.00
5700.00 · PORTA-JOHNS (PARKS) (5700.00)	0.00	0.00	200.00
5750.00 · MISC. PARK SUPPLIES (5750.00)	0.00	501.27	2,200.00
5800.00 · GENERAL OPERATING SUPPLIES (5800.00)	0.00	1,181.86	1,000.00
6030.00 · LICENSES AND PERMITS (6030.00)	0.00	0.00	400.00
6040.00 · LAKE / DAM SURVEY & TESTING (6040.00)	0.00	74,500.00	80,000.00
6050.00 · LAKE MGMT-WEED CONTROL (6050.00)	0.00	3,638.43	2,500.00
6070.00 · CAMPGROUND MAINTENANCE & REPAIR (MAINTENANCE AND REPAIRS TO THE CAMPGROUND)	0.00	5,513.45	4,200.00
6071.00 · CAMPGROUND ELECTRIC (6071.00)	40.00		

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

	Feb 23	Mar '22 - Feb 23	Annual Budget
6072.00 · CAMPGROUND WATER (6072.00)	0.00	662.75	800.00
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)	0.00	751.00	500.00
7055.00 · DAM REPAIRS (7055.00)	0.00	0.00	800.00
7056.00 · FISH PLANT		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
<b>Total Expense</b>	<b>12,899.07</b>	<b>347,786.58</b>	<b>289,840.00</b>
<b>Net Ordinary Income</b>	<b>-9,080.58</b>	<b>-18,299.98</b>	<b>15,160.00</b>
<b>Net Income</b>	<b>-9,080.58</b>	<b>-18,299.98</b>	<b>15,160.00</b>