

Lake Bel Air Property Owners Association

Board of Directors

North Adams Library

6:00 p.m.

Meeting Minutes March 20, 2018

Present: Terry Skelley, Vice Pres., Lynnea Bendixen, Secretary, Linda Snoes, Treas., Sue Rausch, Dir., Pat Giese, Dir.

Guests: Duane Chase

Quorum established

6:07 pm: Meeting called to order and the Pledge of Allegiance recited

Items addressed before agenda items to accommodate the guest present:

- Billing to property 400-013 should read weed control—not members of the association.
- If a property owner needs a variance within their terraces the township will work with them.
- 2018 Association Calendar Events:

Reviewed events with solid dates.

Discussion was held in regards to the August 18, 2018 AGM.

A date for the 3K Fun walk/run fund-raiser for the Christmas box donation earlier in the fall rather than in November will be considered.

Secretary:

18-06 Voted to approve the minutes from the February 13th meeting.

18-07 Voted to approve the minutes of Treasurer.

18-08 Voted to accept the treasure's report as follows:

Bank Checking Account -\$17,428.33

Bank Savings Account - \$35,211.97

Communications:

- Newsletter should be e-mailed out Tuesday, March 27th. Snail mail will be sent Monday or Tuesday.

President's Report:

- Two letters that the Board reviewed via e-mail, and all were in agreement, were sent to the two property owners. The first letter addressed the concern of owner of Lot 98 and his properties about his building lot and that it not be included as part of the property owners association. That he will pay dues but does not want his property to be subject to our By-Laws. A letter was signed by the Association President and notarized.
- The second letter was a request from Lot 86 and w 1/2 lot 85 wondering if her assessment could be reduced. The request was denied and a letter was sent informing the lot owner of the decision.

New Financial Transactions:

- Assessment collections were discussed earlier with many waiting for the due date to pay.
- A check will be written for the Library. The Secretary turned in two receipts: one for postage and one from the Courthouse.

Committee Reports:**Website:**

- Board members met over the weekend to work on what they have learned about improvements and changes on the web-site. The cost may be about \$2,000 which should be added to the 2019 budget.

Welcoming:

- A welcome/information packet is ready for the new people who bought lot. Their last name is Cerne.

Weed Control:

- The five year contract with PLM is signed.

Building Committee:

- Owners of Lot 33 stopped by and picked up a building permit form.
- Owners of Lot 4 permit request has been approved and returned.
- There have been stakes pounded in on Lot 6 on Dawn Drive.

Sediment Reduction:

- Approval of 1st payment of \$840.25 to the Spicer Group.

Newsletter:

- The newsletter is being worked on. The President has written his column for the newsletter.

Lake Directory:

- An update was made to include new members to the lake and it has been sent out.

Island Restoration Project:

- Soil may be gotten for the island from Jim Brewer.

Social Events:

- A Ladies Luncheon is planned for March 29th.

Unfinished Business:

- Ideas regarding grant writing and what's available is being studied.
- There are no substantial additions to be made at this time to the regulations booklet.
- "Sloppy Copy" of the 2017 AGM meeting minutes were given out for everyone to look over with discussion tabled until next month.

New Business:

- As previously discussed the matter of Lot 98 needing a letter from the Board, regarding the adjoining property not being included in the association, has been written, signed and notarized. The matter is closed.
- Also, we were all in agreement regarding the response for Lot 86 and w 1/2 lot 85. The matter is closed.
- Examples of Proxy and Absentee ballots were shown. Another newsletter will need to go out in May to insure all association members participate in voting on the ballot items in our efforts to have a quorum at the AGM 2018. Proxy and Absentee ballots will be scanned and sent out to have a better look at them.

Next meeting will be April 24th.

The meeting was adjourned at 7:45 PM

Respectfully Submitted,

Lynnea Bendixen