

Lake Bel Air Property Owners Association

Board of Directors

3665 N. Lake Pleasant Rd. Hillsdale, MI.

Meeting Minutes November/December 4, 2018

6:30 pm

Present: President Karl-R. Hermann, V.P. Terry Skelley, Secretary, Lynnea Bendixen, Treasurer Linda Snoes, Director Sue Rausch, Director Gerry Brown, Director, Patricia Giese.

Guest: Steve Sczytko

Quorum established.

6:33 pm: Meeting called to order and the Pledge of Allegiance recited.

Association Main Calendar Events 2018

- Christmas box/ Charity Donations (report later via Social Committee).

Secretary Report:

18-30 Voted to approve the minutes from the October 16 meeting.

Treasurer's Report:

Checking: \$10,746.36 (\$10,000 was moved to savings as the bank requires that the accounts need to be active).

Savings: \$30,214.41

There was discussion on the 2019 budget.

18-31 Voted to approve treasure's report.

Communications:

There will be a Christmas season newsletter sent out.

New Financial Transactions:

- Review & Approve current bills for payment
- Insurance for Board: Detailed under new business

Committee Reports:
Website:

- Needing within the SOP clarification on website details/ costs/ domain/ supervision
- Website security improvements are a work in progress.

Welcoming:

- The welcoming committee visited with the Deens and brought them their booklets and a welcome basket.

Weed Control:

- Budget 2019 considerations. Funds will be separated for weed control, \$18,250 and mud pellets \$5,000. During 2018 treatments of pellets were made to inlets 1 and 2 five times. Inlets 3-4-& 5 were also treated. The cost for 2018 for weed control and pellets was \$15,856.00. A Board member mentioned that the dock removal man felt that the pellets have made a good and noticeable difference. The chairperson of the weed control committee says that next year all inlets will be treated. Weeds have been pushed back. The VP stated that Lake Diane had a terrible year for weed growth and expansion. The budget for weed control is finalized. (see attached)

Building:

- **Lot #6 4060 Dawn Dr.** There has been a problem with soil and loose sand running on to the neighbor's property and also into the lake. There is no new information from DEQ who was contacted by the building committee chair regarding how this will be corrected and who would be responsible. Some barrier protection has been added to the lakeside lawn.

Dam:

- Nothing new to report at this time
- Board member Gerry Brown was introduced to Matt Word the County Drain Commissioner, who is responsible for the dam at the lake.

Sediment Reduction:

- At this time the committee is waiting on a report from Spicer on newest samples tested by a subcontractor of Spicer. Regarding the final cost for the engineering study and set the budget for 2019. So far the project is on budget \$15,000 + \$100. The committee still needs a detailed project plan but will not be going to get that until the Property Owners approve to move forward. For there to be a Township bond for the project, the board would need to petition and have a majority of Property Owners to be in agreement. There is also a possibility of grant funding however, grants cannot be applied for until there is an approved plan.

Newsletter:

- A Christmas newsletter will go out and more information about “Domestic Harmony” which is the organization who benefitted from our fund-raiser and donations will be gathered.

Lake Directory:

- The directory is up to date as of November.

Restoration Project/ Lake Programs:

- The soil is at the ramp waiting for the right lake conditions to be moved to the island. We have a quote from Pristine Concrete Construction of \$2,794.16. Of the original budget of \$5,500 an amount of \$1,468.22 has been spent through September 2017. Thus, a budget amount of \$4,000 was approved for 2018. Through December 2018 \$2,124.56 has been spent so \$1,875.42 remains. Since we need about \$2,800 to move the soil out to the island plus an additional \$500 or so for trees and seeds we have approved \$3,300 to be included in the 2019 budget. Hopefully there will be thick enough ice to accommodate the equipment that Pristine Concrete will use to get the soil out to the island this winter.
- Fish stocking: there will be stocking of fish taking place this spring. There is \$1,000 in the 2019 budget (including the permit). Fish stocking takes place every 3 years.

Social Events:

- Christmas out-reach this year was to offer financial as well as tangible help to a local care organization called “Domestic Harmony”. All money raised by way of the Autumn Fun Run/Walk was used to purchase items needed to help children and women or families being cared for by Domestic Harmony. This project is not a Property Owners Assn. budget item. No treasury monies were used in the fund-raising. It was all an opportunity for neighbors to donate goods and cash.

Unfinished Business:

- There is no new news regarding grant applications as grant writers need an approved plan of action in order to give specifics to any agency that is offering grants.
- Split lot assessments. The Hillsdale County Registrar was visited, the Equalization Dept., and the Drain Commissioner Office and a conversation took place with the Township Assessor, Joyce McCallister. Using this information it was concluded that the assessment (lake dues) for property owners who have split lots as per the By-Laws that the second and third lots are charged 80% of the annual assessment fee, the split (or shared) lots will be assessed the 80% rate as well, with each property owner paying half of the 80% assessment.

18:33 Voted to charge the two parties who have split a full lot between their properties the assessment fee of 80% of the additional lot fee with each paying 50% of the assessment.

New Business:

- **Board Members** were shown that in 2019 there is liability coverage under the Auto-Owners Insurance payment.
- **Lake Bel Air entrance signs** have been refreshed by Cindy Padget for a fee of \$230.00 which will cancel out the 2019 assessment fee.
- **Hunting** on Lake Bel Air does not have a written regulation prohibiting hunting on and around the Lake Bel Air waters. It was presumed to be not allowed since all the houses are in close enough proximity to one another that hunting with a firearm would be illegal under Michigan law.
- **All Board members have been sent the first draft of the Standard Operating Procedures. Please fill in missing information, read over all the current contents and make suggestions via email to the President and the assigned director.**

The meeting was adjourned at 8:45 PM

Respectfully submitted

Lynnea Bendixen