

Lake Bel Air Property Owners Association

Board of Directors

North Adams Library

Meeting Minutes March 19, 2019

6:30 pm

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

Guest: Duane Chase

Quorum established.

- Communications: A Board member has been in contact with a local realtor with questions regarding our building requirements for an interested buyer looking at a vacant lot on Kim Drive.

Secretary:

19-04 Voted to approve the minutes from the February meeting.

Treasurer's Report:

Checking: \$22,854.74

Savings: \$30,216.48

19-05 Voted to approve treasurer's report.

New Financial Transactions:

19-05 Voted to renew the Riparian Magazine subscription.

19-06 Voted to pay for membership with the Michigan Lake Stewardship Association.

Committee Reports:

Website:

- The web-site is maintained and updated regularly. How this is done will be written into the SOP.
- Website Security improvements are a work in progress. There has been a software update.

Welcoming:

- The new homeowners at 4060 Dawn Drive were visited and paperwork, booklets and a fruit basket were delivered.

Building:

- Regarding Lot #6 4060 Dawn Dr. and the matter of their builder allowing soil to run off the property and into the lake, the President, Vice-chair and Building Committee Director need to discuss how it is looking and what to do to follow up with Hillsdale County Building Department.

Dam:

- Board member has been introduced to the County Drain Commissioner.

Sediment Reduction:

- **It has been** confirmed with the Spicer Group engineer that the project is on track financially, having spent \$10,007.25 through February 23rd. The next step is to connect with MDEQ and in April connect with the County Road Commission and the County Drain Commission. A plan for silt containment is proposed that Bee-Bee Creek/ land could be purchased.

Newsletter:

- The Spring-time newsletter should come out in the next couple weeks and should contain the message from the president, a report from the Vice-Chair regarding the road and bridge project to take place this summer, along with dates of up-coming events.

Lake Directory:

- The directory is up to date.

Restoration Project/Lake Programs:

- The soil which has been waiting at the boat launch was able to be transported out to the island by Pristine Concrete. Special thanks to **Duane Chase** for keeping an eye on the thickness of the ice and for coordinating the workers.
- **The chairmen of the committee** would like volunteers and donations of plants and seed to help hold the soil now that it's out to the island. The chairperson and a board member will be working out how to handle this last phase of the restoration project. There is about \$500 remaining for the landscape/finishing of the island.

19-07 Voted if more money is required the committee will need to come to the Board with a new scope of work so the board can approve the increase in money as needed.

- Fish stocking: Will be done this spring.

Social Events:

- Ladies' Luncheons running regularly and independent of the Board.
- Men's Luncheons arranged independently of the Board.
- Fishing Derby, 4th of July Boat Parade, etc., each chairperson will make decisions and report to the Board. If expenses are involved, Board ruling is needed.

Unfinished Business:

- Grant money and applications. There is nothing new to report
- Association Insurance matters are being clarified. The board is investigating the property liability agent, Thompson-Roberts, Jonesville, Marcie Flint to possible combine the present policy for Directors/Officers Liability and Employee Dishonesty Policy. The policy that covers the board members and anyone doing any type of job for the Lake Association is covered up 1 million dollars in liability coverage.
- Hunting Issue: Formulate proper wording using Michigan hunting/gun regulations to formulate an addendum for our "Regulations" booklet.

New Business:

- Island Restoration: With the soil delivered out to the island all that is left to complete the restoration is to get the ground seeded and planted with perennials that will help hold the soil so it will set in place.
- N. Lake Pleasant Rd. Bridge Project: The Vice-Chair is taking the lead on this project with regards to communications with the Planning/Architect Contactor, Whitman Assoc. from Kalamazoo. For safety and insurance issues this company has incorporated the Lake's Association in the contract, as Association property, i.e. the boat launch, is affected by the construction. An Agreement was signed by the President of the Association.
- Winter Property tax included "lake fee" of \$75.80. There is an Assessment District for the County Drain Commissioner who is legally bound to supervise the dam of Lake Bel-Air. Whenever the funds in this assessment account near a zero balance, the Township Assessor/Treasurer stocks up the account by charging all residents of Lake Bel-Air. There is a set percentage, equal for every resident, charged.
- Standard Operational Procedures (SOP). The first draft was sent to all Board members. Please fill in missing information, check on contents and suggest your ideas via email to the President and assigned Board member.

Association Members Open Forum: The guest this evening had a few points he would like to make. The first had to do with the new lock at the boat launch. He would just like to point out that when a fire department needs to break in to our lake, they could use their bolt cutter on the chain. This costs less than replacing the lock that they cut. He would also like to understand how the split lots are being charged to be sure we have not combined lots and lose the revenue. There are a certain number of lots and all should be paying their dues by lot.

Jennifer Lehman and her family are moving to Texas. They have sold it to another professor at the Hillsdale College.

The meeting was adjourned at 8:05 PM

Respectfully submitted,

Lynnea Bendixen