

**Lake Bel Air Property Owners Association**

**Organizational Meeting**

**Adams Township**

**12:09 pm**

**Meeting Minutes August 10, 2019**

**Board Members in Attendance:**

☒ Karl-R. Hermann, Pres.   ☒ Terry Skelley, Vice Pres.   ☒ Lynnea Bendixen, Secretary  
☒ Linda Snoes, Treasurer   ☒ Sue Rausch, Director   ☐ Patricia Giese, Director  
☒ Gerald Brown, Director,

Call to Order: 12:09 PM

**Purpose of Meeting:**

As per the Bylaws of the Association, Article III, Section 4: Organizational Meeting: "... the Board of Directors.... shall convene for the purpose of electing officers and transacting any other business properly proposed...."

Election of Officers:

It was moved that Karl Hermann continue as LBAPOA Board President.

**19-19 Voted** Karl Hermann as the LBAPOA Board President.

**19-20 Voted** that the Vice President be allowed to step down from his responsibilities, yet remain on the Board. For the time being the VP position will remain open.

**19-21 Voted** that The Board secretary and treasurer will remain the same.

The Board for 2019 – 2020 consists of: President, Karl-Rainer Hermann, Vice-President, open for now, Treasurer, Linda Snoes, Secretary, Lynnea Bendixen, Director, Sue Rausch, Director Terry Skelley, Director, Patricia Giese, Director, Gerry Brown, Director.

**Comments on the Annual General Meeting:**

The Board felt that this year's AGM was successful. Every agenda item was well covered and all questions, which were held to be asked at the end, were answered. There was also time after dismissal when people could speak one-on-one with the Board and presenters. Lot owners with voting rights who attended and signed in were 46 (70 people were present) valid proxy nominations were 26 from a total of 115 lot owners (129 membership lots). Therefore,

there was a quorum of 72 voting members, or 56% (51% needed for a quorum). This is the second year in a row, since 2013 that an Annual General Meeting had a quorum and was legally valid and official.

The meeting was conducted in a systematic manner. The sequence of the agenda, with leaving the main Question and Answer section to the end of the meeting, was considered to be very constructive. This year Neil Bendixen served as Parliamentarian. Sue Rausch served as meeting photographer.

### **What should we focus on next?**

1. The Board needs to get with the Adams Township to gain an understanding of how to go about becoming an assessment district. Or, does the board need to handle the collection of the funds needed for the Mauck Rd. building project?
2. Members wonder about using our savings to help lower the initial cost of the project.
3. An association member stepped in to comment that maybe the Board should check with Cliff Bloom, a riparian attorney who may be familiar with how other lake associations around the state have handled capital building projects.
4. Question about page 22 in the By-Laws was brought up in the meeting that the Board was acting in violation of the Association By-Laws.
  - a. After reading the text and brief discussion the Board decided that there was no calling for a vote with regards to the financing of the Mauck Rd. Project and therefore the question was not relevant.

**19-22 Voted** to gather information from the Adams Township attorney to learn exactly how to create, using the correct/legal language, a proper petition to be brought to the property owners to allow the Association to become a special assessment district for the purpose of paying for the Mauck Road sediment reduction project. .

### **New Business:**

The Board Secretary should include a summary of the meeting including each report that was given in the next newsletter to inform property owners who were not at the meeting.

**Next Meeting:** September 17, 2019, 6:30 pm North Adams Library. The President will not be available; the previous VP will preside over the meeting.

**Adjournment: 12:53 pm.**

**Respectfully submitted,**

**Lynnea Bendixen**