

Dear Fellow Association Members,

I hope that all of you are well and healthy and that you are not affected by this dreadful pandemic. Before the year 2020 comes to an end, we wish to inform you on the matters involving our Lake Bel-Air.

In October, we had a delayed, but constructive **Annual General Meeting** with a full quorum of more than 70%, obtained by Association members present and proxy nominations.

A **resolution** was passed by a majority vote to “Dredge part of Inlet #2 at a maximum cost of \$ 8,000 from savings”. Gerry Brown will be in charge of that project in 2021.

A second **voting issue** was presented to the membership by the Nominating Committee to adjust the duration times for service of the present Board of Directors. This became necessary, as a “rolling over” of Directors without official membership voting, as used in past years, is not in context with our bylaws. The majority of the members **voted in favor of the motion**, which confirmed the existing Directors of the Board. At the same time, the Board can now conduct the needed bylaw procedures for future elections through a nominating committee.

For informing the membership on the status of the important **Sediment Reduction Project** and the establishment of an **Assessment Roll**, the committee chairperson, Steve Sczytko, gave a comprehensive report.

A three-person Management Team with construction experience will be required to supervise the excavation project during 2021 (see below).

The Adams Township Board was in the process of deciding on creating an Assessment Roll. This was achieved in their November meeting. All property owners on Lake Bel-Air were advised that a one-time assessment fee of \$ 261.78 will be charged with the Winter 2020 tax bill. For maintenance of that project all parties will be charged an annual assessment of about \$ 30.00.

The membership was advised that the Board intends to create a line item for “**Lake Improvements**” as from the budget of 2021, where surplus funds will be accumulated for conducting future small projects such as dredging deteriorated areas in accordance with our Vision Statement.

The Board is very pleased to have found three volunteers, who will be taking over the **management for the construction of the Sediment Reduction Facility**. With Neil Bendixen, Mike Gustitus and John Castellese we have experienced gentlemen, who will supervise the project in 2021 with the help of the Spicer Group and Steve Sczytko's advice. Thank you very much, gentlemen, for your kind involvement.

Another big thank you to Dan Laws, who has volunteered to take over the **chairmanship of the Weed Control Committee** from Steve Sczytko. In more than 8 years, Steve has achieved a tremendous improvement of the lake's environment by supervising the PLM weed control professionally and efficiently. Thank you, Steve, for your long-time engagement. We are sure that Dan Laws will continue in the same cooperative manner with the contractor, PLM.

The Board has finalized the compilation of **"Standard Operational Procedures"** (SOP) for the Association Board and Committees, since the start of this Association. By this, we now have created a written document on policies and procedures for all those volunteers involved in future activities.

We are happy that, after many months of email conference meetings, we could conduct an **"in person meeting"** again in November in the new North Adams Library. We hope that we can continue with such personal meetings in future.

So, fellow members, these are the latest news.

On behalf of the Board of Directors, I would like to wish you a very Peaceful Christmas, a Happy Festive Season and all the best for the New Year with the hope that the pandemic situation will improve.

Sincerely,

Karl

Karl-Rainer Hermann
(President L.B.A.P.O.A.)

As introduced at the **2019 Annual General Meeting**, here is the **Mission Statement** to hold as a guide for the future of our beautiful lake.

We the membership of the Lake Bel-Air Property Owner's Association endeavor to maintain our lake as originally developed and follow our covenants and bylaws for the benefit and enjoyment of all members.

MWA – A year ago, the Michigan Waterfront Alliance, Inc. launched a new website in order to more effectively promote its mission of preserving and protecting the high quality of Michigan's inland waters and the riparian rights of waterfront property owners. Please take the time to view the site!

www.mwai.org

BUILDING COMMITTEE:

Thinking about building, or perhaps a new deck, shed, dock, or other outdoor construction in 2021? . The Lake Bel-Air building committee will issue an approval letter for the construction or renovation. They will then instruct the resident to contact the Adams Township Zoning Administrator and the Hillsdale County Building Inspector (517-437-4130), for their respective permits for approval or denial. The Township or County scope of jurisdiction is much more detailed & broader than that of the Lake Bel-Air property covenants. As with any governmental agency all construction, both inside & outside falls within their permitting.

Examples of construction or renovation requiring Lake Bel-Air building committee approval include (but are not totally inclusive):

- garages, sheds, gazebo's, lean-to's,
- docks, decks, patios, awnings
- swimming pools, hot tubs
- fences
- any concrete work such as driveways, fire pits, etc.
- building additions, sunrooms, four-season rooms, etc.
- porches

Building Committee Members:

Neil Bendixen: 517-287-5093

Terry Skelley: 517-607-8417

John Castellese: 734-755-9746

WEED CONTROL COMMITTEE REPORT...Attached is the water quality report.

This committee is made up of **Dan Laws and Karl Hermann**

If you would be interested in volunteering with any lake activities, be part of a committee, or serve on the board, please feel free to contact any board member. The **LBAPOA Board** meets on the third **Tuesday** of every month. Our meetings begin at **6:30** at the **North Adams Library**. You are welcome to come.

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Dir. Gerald Brown 727-771-5822

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*Welcoming: Kathy Knight 517-287-4781

*Ladies Luncheons: Sue Gustitus
517-698-5008

*Currently on hold due to Covid-19

Here's how you can reach your Board.

Be sure to "LIKE" us on face book.

Lake Bel-Air Thank you to **Kay Castellese** for taking on this task. The pictures are always beautiful and it's a great way to stay connected!

Our deepest sympathy goes out to long time lake resident Julia Leonard for the loss of her husband Ferris. He passed away on Tuesday, Nov. 17. You can write to Julia in care of Drews' Country Living where she is now a resident. Visitors are not allowed due to covid-19, but she would appreciate hearing from you.

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*Welcome to the newest
Families on our lake!*

Alynda & Danny Green

Christine & Dave Black

Jeremy & Lisa Whipple

If you have any new additions to your family or new neighbors we may have missed please let Lynnea know.

Thanks!

