

September Meeting Minutes, Board of Directors

Lake Bel-Air Property Owners Association

September 20, 2016, 6:30 p.m.

4791 Kim Drive, Hillsdale, MI. 49242

Members:

President: Duane Chase Secretary: Lynnea Bendixen

Treasurer: Linda Snoes Director: Sue Rausch

- I. Call to Order and Pledge of Allegiance. All members were present.**
- II. Minutes from the July 9, 2016 Annual Meeting were reviewed along with the minutes from the August 5th Meeting. Moved to accept the minutes, MMS Sue Rausch/Linda Snoes.**
- III. Treasurers Report:**
 - A. Balances: Checking \$12,628.79 Savings \$20,208.30 Total: \$32,837.09 MMS Chase/Rausch to accept.**
 - B. Insurance: Review of renewal with Jack Smith Agency due to new Underwriters**
 - C. Discussion regarding liens (review By-Laws, Article IX, section 5, pg. 28) We reviewed the outstanding balances from delinquent property dues and will be placing liens against those properties.**
- IV. Secretary's Report:**
 - A. Regulation booklet project: Since the last printing of the Regulations booklet there have been three new regulations passed that need to be included in a revised edition. These are the 35 MPH speed limit for boats on Lake Bel-Air. The State of Michigan Maximum is 55MPH. The boat sticker program and the addendum for lake-side out buildings. Lynnea is to see if the current regulation booklet is on the zip-drive from Elizabeth Hermann and if so to make these additions with a rough copy ready for review by the October 18th LBA Board meeting.**
 - B. We are just about out of printed copies of the By-Laws. Lynnea is to get 25 copies printed so we can keep including them with the "Welcome" packet that goes to new property owners.**
- V. President's Report and New business:**
 - A. Boat Stickers – Mike Gustitus will continue to handle the Sticker Program.**
 - B. Island restoration and money for rocks – After discussing the Project the Board voted to spend up to \$5,500.00 for the rocks and their delivery. MMS Lynnea/Linda – carried.**
 - C. There was discussion regarding the procedures required for properly reviewing previous motions that may need to be rescinded.**
 - D. In the event of the death of a property owner the Association will make a donation of \$25.00 to either the North Adams Library or to a charity of their choice, and \$100.00 if they are a Board member. MMS Sue Rausch/Linda – carried.**
 - E. A review of the working committees and on-going projects shows that Mike Gustitus will continue with updating the boat landing gate combination and dock repair. Karl Hermann will assist Steve Sczytko with the weed control program. Steve Sczytko continues as chairman of the Spring Fishing Derby. Duane Chase and Neil Bendixen make up the building committee. Kathy Knight and Rosemary**

Sell have been doing the work of the welcome committee. Evan Beaudrie will continue to research the silt dam and keep in touch with Duane and Mike.

- F. Although we do have a quorum on the Board, Duane would like to establish a nominating committee to bring on a few more members to the Board. This would need to be done 90 days prior to elections. Also, the Building Committee should have at least 3 people on it and right now there are only 2.
- G. Thank you to Pat Chase for updating and maintaining the resident directory
- H. We reviewed the "Term of Service" document which would be helpful for new people coming onto the Board and especially helpful when someone leaves the Board if we need to make banking signature changes. This would give the treasurer a handy document to go along with the meeting minutes that need to be presented to the bank when updating signature cards. With that said a motion was made by Linda Snoes, second by Sue Rausch to officially accept the resignations of Steve Sczytko - President, Judy Harding - secretary, and Mike Gustitus - President. Carried.
- I. Three property owners will be asked in writing to remove, replace or repair their dangerous docks.
- J. Duane reminded us of what documents are kept in the safe deposit box at the bank.
- K. We reviewed the increase in assessment that was announced at the Annual meeting July 9 with each property fee rising to \$220.00 and \$198.00 for any additional lots. Sue Rausch made the motion, second by Linda Snoes to establish a protocol regarding when unpaid assessments are delinquent. The notice of fees due goes out in January with a due date of April 1. On May 30th any unpaid property owners will receive a second notice that includes a \$28.00 late fee. If the balance is still outstanding at the end of June a lien shall be placed on the property at the Registrar of Deeds July 1. Currently there are eleven property owners who are found to have an outstanding balance due on their assessments.

VI. Adjournment: At 8:30 p.m. motion was made by Linda Snoes and second by Sue Rausch to adjourn.

Minutes submitted by:

Lynnea Bendixen, Secretary