

# Lake Bel-Air Property Owners Association Board of Directors Meeting Minutes

## MISSION STATEMENT Our guide for the future.....

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

April 18th, 2023 at 6.30 pm, North Adams Library

### In Attendance:

Karl-R. Hermann, Pres.  Lynnea Bendixen, Secretary,  Laurie Mickiewicz, Treasurer  
 Sue Surducun, Vice President  Gerry Brown, Director,  Dave Black, Director,  
 Patricia Giese, Director Quorum?  Yes  No)

Call to Order: at  6:35 pm

Pledge of Allegiance

### Association Main Calendar Events 2023

- AGM date set for August 12, 2023
- Fishing Derby June 17, 2023 – Social committee will handle with Steve Sczytko

### Reports:

- Secretary: [Minutes of February 2023](#). Minutes were reviewed ahead of the meeting. Lynnea has emailed the minutes, which had been written by Laurie. Gerry made motion to accept the minutes as presented, second by Dave Black.
- Treasurer's Report: April 2023, Profit and Loss - Budget vs. Actual, confirm Budget. Discussed Assessment Returns so far. KRH reporting on special case. A motion to approve the financial statement as presented was made by Sue with a second by Gerry. All were in favor.
  - I would like to formally approve the 2023 budget at this month's meeting. Should we adjust based on current status of dredging?
  - QuickBooks Accounting software successfully converted to QB online.
  - 56% of assessments have been paid, this is similar to previous years' experience.
  - 2 Members have not paid the assessment on additional half lot.
  - 1 member has not paid the dredging assessment because he believes that the project will not be done.
- Communications (Secretary Lynnea).
- President's Report (below on all matters)

**New Financial Transactions:** [Attorney bill has been paid.](#)

### Committee Reports: By Committee Chair:

#### Website: Sue Rausch

- Sue is continuing to administer our website. Thanks a lot, Sue. Sue has updated the website with all minutes till end 2022.
- **Sue could you please amend the Quick Links/ Welcome New Friends** section and replace Kathy Knight's name with **Beckie Ready** as chairperson. You might check with the other ladies mentioned, if they still wish to assist and if they want to be mentioned in that section.

### Island Restoration/ Lake Environment: Mike Gustitus:

- New ramp lock is set at **xxxx**. Lynnea has sent circular email on April 12.

### **Welcoming: Beckie Ready**

Becky has made a great effort already to visit various newcomers. She has continued to connect with new owners. Lynnea has obtained details and reported to Beckie and Cathy Brown for the directory.

### **Weed Control: Dan Laws:**

- [Dan advises that PLM will do water testing in May.](#) They also will inspect with Dan the plans for water treatment/spraying. **Karl to advise Dan of the need for spraying/ killing the cattails in front of Mark Hammond's lot.** Karl has been in communication with Mark.

### **Building: Neil Bendixen:**

- No news to report from Neil.

### **Dam: and Ramp: Gerry Brown**

- Lake Water Level: As in December 2021, same situation: Drain Commissioner advised Karl that they have again checked the correct calibration of the laser unit with Spicer. They have set the lake level at the legally required level of 1108 feet. All five boards are across the dam in the frame, except a full row of the upper boards. That will be the level for the years to come. **I repeat this matter in each forthcoming agenda, to ensure that we have a record on file.**

### **What happens to the Assessment Funds which our Treasurer returned to the Township Treasurer (see June till December 2022 minutes).**

- Karl and Laurie attended the Township Board meeting **January 9<sup>th</sup>, 2023** and this item was on their agenda. We learned that the Supervisor had reconciled the list for the assessment reimbursement and he had signed it, awaiting confirmation by the treasurer. However, **they have lost that document and will try to find it.** If they cannot find it, they will recreate it. Laurie has publicly offered to give professional assistance, if they want to accept that. She followed up with an email and received a response from the Township Clerk. However, no comment on the re-imbusement issue was given.
- [There were Township Board meetings in January, February, March and April 2023. No conclusion was achieved concerning the re-imbusement.](#)

### **Newsletter: Lynnea Bendixen**

- The year-end newsletter was in December 2022. [Spring newsletter will be created end April.](#)

**Lake Directory: Cathy Brown** has updated the directory as per January 12, 2023. Thank you

### **Social Events: Sue Gustitus, Steve Sczytko, Sue Rausch**

- For organization and ruling concerning costs see minutes of April 2019.

### **Unfinished Business: (19.35 – 20.00)**

- Navigation improvement/Dredging Inlet# 1: Schlicht Ponds has applied for a permit with EGLE personnel, who requested again more information on the "Bottom Lands Issue". This was submitted by Mike Mercier and Karl to Gerry and then to Schlicht Ponds. A site meeting was done by EGLE;s team with Maddie Orlor and colleagues, headed by Mike Mercier and Todd Roberts with Gerry Brown on conference call from Florida. We thought all to be ok for the permit; however...
- ...More controversial decision by EGLE (Maddie Orlor) and DNR biologist concerning area for dredging. [Gerry has submitted via Schlicht four amended plans. EGLE granted an extension for application till beginning June.](#)
- Gerry has involved Mark Rodemeyer, who has DNR connections. **Gerry will report.** [EGLE wants a reduction in dredging area. Gerry called Schlicht, everything has been re-submitted and is ready to go.](#)
- Finalization of Inlet #2 Dredging: Gerry obtained two quotes for the levelling of the land on Jeremy Bogнар's 3 lots. **Discuss and finalize.** [Review of landscape contractor quotes](#)

leading to a motion by Gerry, second by Dave to accept Larry Siegel for the finishing work. \$5,100. All were in favor.

- New Regulations for “Declaration of Restricted Covenants:
- The Board had considered to add issues like “Light Pollution” and “Fallen Trees/Debris” into the official, legally binding “Restrictive Covenants”. We have obtained legal advice from Lawyer Thomas Thompson.
- The lawyer indicates a greater chance for a success in a court ruling concerning the “light pollution”, if an individual person or a group of people would file a private suit at the County Circuit Court, based on a “nuisance complaint”.
  - This legal opinion by the lawyer was distributed in writing to all Association members. It is left to an individual or a group of land owners to proceed with a law suit. **Suggestion of a member in good standing** creating a fund for legal fees.

#### **New Business: (20.00 – 20.15).**

- Regulations Review: The LBALOA Board is very interested in getting input from the membership. [A temporary committee has been formed by various volunteers and under the guidance of the Nominating Committee Chair, Laurie Mickiewicz this committee had their first meeting beginning April 2023. Their next meeting will be in early May.](#)
- [Laurie has reported about that meeting.](#)
- The goal is that the committee will make a recommendation to the Board by the end of June 2023, in order to report to the membership at the Annual General Meeting.
- Standard Operational Procedures (SOP): Lynnea has updated and amended the SOP in line with the present situation. Thanks a lot, Lynnea.
- Sale of Dawn Drive 4170 Alvarez: Correspondence Feb. 7, 23 KRH with Realtor Jentae DeLaGarza/Leading Edge Title Agency. Did we receive the 2023 (partial?) assessments and who is the new owner?

#### **Association Members Open Forum:**

**Gerry made a motion to adjourn the meeting with a second by Dave Black. All were in favor. This meeting was adjourned at 7:50 PM.**

**Respectfully submitted,  
Lynnea Bendixen, secretary LBAPOA**