

# Lake Bel-Air Property Owners Association Board of Directors Meeting Jan. 17, Minutes North Adams Library, 6:30 PM

## 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.

### In Attendance:

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

Committee Members /Guests:  Dan Laws\_\_\_\_\_

Call to Order: at  6:30 pm. Meeting called to order by President Karl R. Hermann and we all recited the Pledge of Allegiance.

### Association Main Calendar Events 2023

Our first order of business was to set the AGM date in August? It was decided to again use the second Saturday of August. The **Annual General Meeting will be August 12, 2023**. Lynnea should let the Social Committee know this so they can plan activities for 2023. Fishing Derby, Garage Sale, and the fund-raising Fun Walk/Run for Domestic Harmony and any other events they would like to promote around the Lake.

### Reports:

- Secretary: Minutes of November 2022 were distributed before the meeting. A motion by Laurie M. to accept the Nov. minutes as written with second made by Sue S. Carried. The approved minutes for November should be sent to Sue Rausch for the web-site along with the re-cap of the 2022 AGM. The actual 2022 AGM Minutes have not yet been approved by the Board.
- Treasurer's Report: December 2022, Profit and Loss - Budget vs. Actual. Approve 2023 Budget. Before approving the 2023 Budget as it was presented, it was discussed to increase the amount allotted for Fish Restoration. Previously \$350.00 was set aside each year for stocking the lake with new fish. A motion was made by Laurie M. with second from Sue S. that, "The new budgeted amount will be \$400.00." The motion carried. The cost for the fish has gone up and availability has gone down.

The Township has still not cashed the checks we gave them to reimburse the special assessment district funds.

Mailing of Assessment and Lake Improvement Fee bills will be done by the end of January.

### Committee Reports: By Committee Chair:

#### Website: Sue Rausch

- Sue is continuing to administer our website.
- Sue will correct a typo and also will amend the **Quick Links/ Welcome New Friends** section and replace Kathy Knight's name with **Beckie Ready** as chairperson.

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

- Lots of new fish were stocked in December 2022. Mike gave input on fish specimen and advised on the increased cost for fish.

### **Welcoming: Beckie Ready**

- **Lynnea will send Beckie the newest directory from Cathy and Gerry dated Jan. 12.**
- Has anybody got the details of new owners of Betty Meyer's house? Please all assist Cathy Brown and Beckie Ready.

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

- Dan notes the beaver dam is blocking sediment from flowing into the lake, and showed us photo/video.

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

- No news to report from Neil, the chairperson.

### **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.**
- **Lake Association Sign Boards:** All refurbished by Cindy Paget. Will need replacement in 2023 or 2024. What amount shall we put into the budget, **Gerry?**

### **What happens to the Assessment Funds which our Treasurer returned to the Township Treasurer (see June till September minutes)?**

- In their October Township meeting, the Board did not yet conclude on the repayment of the assessment funds to the association members. Karl was present, when the treasurer reported that she had not yet done it, due to her illness.
- 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 clerk and 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, but has not yet had a response.

### **Newsletter: Lynnea Bendixen**

- The year-end newsletter was issued by Lynnea in December 2022. The Spring-time newsletter should go out end of April or beginning of May.

### **Lake Directory: Cathy Brown**

- Cathy has updated the directory as per present time.

### **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.
- Gerry also has arranged the dredging of section 2 of inlet 2, which Schlicht Ponds has done November 10/11. Soil leveling will be done in spring 2023.

**New Business: (20.00 – 20.15).**

New Regulations for “Declaration of Restricted Covenants”:

- In our September Extraordinary meeting we talked about the usefulness of considering to add issues like “Light Pollution” and “Fallen Trees/Debris” into the official, legally binding “Restrictive Covenants”.
  - In order to obtain legal counsel, Karl and Gerry visited Lawyer Thomas Thompson to check on amending the existing covenants.
  - Karl obtained information by phone from Mr. Thompson on January 3<sup>rd</sup>, and has asked his advice in writing following their discussion and to include planned steps of action.
- Enquiry Judy Harding: See email from Walt & Judy Harding concerning lighting matter and Karl’s reply. **Discuss: First of all, per Laurie, everyone of our current Board and committees needs to become familiar with the By-Laws and Regulations. As a Board we have the right to enforce all the Regulations. But still would need to get the light regulation into the Restrictive Covenants to have any legal force. OR – we have the authority to impose fines. However, as Laurie pointed out, we cannot let some restrictions slide and others be enforced. What we will endeavor to do is form a Committee (NOT the Board) but a group of interested property owners to review the By-Laws and our written Regulations Booklet and the Covenants. Secondly, we need Association Members who are willing to work together either via petition, cease & desist, or whatever to be willing to take legal steps. Karl will contact any property owners who have previously complained about the obnoxious lights on the lake.**

**Association Members Open Forum: Nothing at this time.**

**A motion was made by Sue S. with second by Laurie to adjourn the meeting. Motion carried. The meeting was adjourned at 7:54**

**Respectfully submitted,  
Lynnea Bendixen, Secretary, Lake Bel Air Property Owners Association  
517-287-5093**