

# June 2023 Minutes - Lake Bel-Air POA Board of Directors Meeting

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.

Board Meeting June 20th, 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)

Committee Members /Guests:  John Mancini

Call to Order: at 6:30 pm Pledge of Allegiance

## Association Main Calendar Events 2023

- AGM date set for August 12, 2023 – Rent for the township Hall has been paid.

## Reports:

- Secretary: Minutes of May 2023. Copies of the minutes were passed out and reviewed. Laurie made a motion to accept the minutes as presented with a 2<sup>nd</sup> by Sue. carried
- Also the 2022 AGM minutes were emailed out prior to the meeting to be reviewed. Sue made a motion to accept the 2022 AGM minutes with a 2<sup>nd</sup> by Laurie, carried. Now the minutes can be posted on the web-site. Lynnea will forward them to Sue Rausch
- Treasurer's Report: June 2023, Profit and Loss - Budget vs. Actual. A review of the treasurers' report as presented was discussed. A motion made by Lynnea and 2<sup>nd</sup> by Sue to accept the report, all were in favor.  
Discuss Assessment Returns and special cases. A brief review of properties which are either delinquent or have special circumstances due to plated vs. un-plated &/or shared/split lots.
- Communications (Secretary Lynnea). Lynnea has sent by email and some snail mail the nominating committee letter for the AGM along with an application for Board nominations.
- President's Report (below on all matters)

## New Financial Transactions:

### 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.
- Abbreviated minutes as of 2023, created by Lynnea, will be conveyed to Sue.

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

- Sue Rausch reports that tree branches from the island trees have fallen into the lake. Mike, can you please check, if they can be removed? Possibly a contractor, if too big.

## Welcoming: Beckie Ready

Becky will be absent longer than July 2023. **It appears that Beckie will be working in Arizona until October. We will all keep an eye out of any new residents on the lake and all pitch in to get new property owners' information.**

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

- PLM did weed treatment last Wednesday. Dan had advised all members.
- **See email about spraying incident.**
- Dan cannot attend the AGM, so we need to send a proxy form at the right time.

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

- Nothing new to report from Neil.

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

- Lake Water Level: As in December 2021, same situation: Drain Commissioner confirmed in a meeting with Gerry and Karl and Spicer engineer on May 4<sup>th</sup>, 2023 that they have set the lake level at [the legally required level of 1108 feet. 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.](#)
- Meeting May 4<sup>th</sup>: Gerry Brown and Karl-R. Hermann had a meeting with the Drain Commissioner in the presence of Spicer Engineers discussing the situation concerning the dam and the silting problem. Bottom Line: Even with a newly constructed dam (\$ 3-8 million) there would be little chance to legally raise the water level.

### **What happens to the Assessment Funds which our Treasurer returned to the Township Treasurer (see June till December 2022 and 2023 minutes).**

- All reimbursements were mailed by the Township Treasurer in May 2023.
- This Assessment issue is, therefore, finalized.

### **Newsletter: Lynnea Bendixen**

- The Spring newsletter was issued by Lynnea and mailed on May 8<sup>th</sup>, 2023 [ok](#)

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

- Cathy has updated the directory as per present time. Thank you, Cathy.

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

- For organization and ruling concerning costs see minutes of April 2019.
- [Fishing Derby on June 17<sup>th</sup> was a great success. Thank you Steve.](#)

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

- Navigation improvement/Dredging Inlet# 1: [EGLE has eventually granted the required permit as announced by Gerry on May 2<sup>nd</sup>, 2023. Dredging can start after July 1<sup>st</sup>. Erosion fence soon to be installed. Aaron Siegler will be moving 200 feet of sediment fence to Inlet #1, plus install 325 feet of erosion fencing this week. A 2 day project - \\$400. Then Schlitt's can start the dredging project. All property owners are on board.](#)
- Finalization of Inlet #2 Dredging: Was done recently. [A landscape contractor, Aaron Siegler has completed the grading and seeding over at Jeremy Bogner's lots. The new grass is beginning to come up!](#)
- Continuation of Dredging: Discuss next areas to consider dredging. Karl to report on talk with Chris Lehman. [Currently, Lehman's are unable to get their boat in the water, not enough depth. Lack of rain plus sediment are the problem. This is Inlet #4. We should plan on this being the next dredging project. Gerry will speak with his team about that. Gerry thinks the Inlet #4 project will likely run \\$35,000 and will involve 4 property owners. Gerry will have the Schlitt's Ponds men walk the Inlet #4 area and see what's best. \\$2,000](#)

to apply for the permit – we could try to have the permit cover 2 areas. If the permit is granted by the State, it is good for 2 years.

- Connection with MLSA: Gerry and Karl consider approaching that Association concerning guidance for approaching the authorities EGLE and DNR for handling man-made lakes differently from natural lakes in view of dredging regulations.
- New Regulations for “Declaration of Restricted Covenants: Still waiting to see how things will pan out with the DesJardin’s. it’s a more involved process to make changes or additions to “Restricted Covenants”.
- The Board had obtained legal advice from Lawyer Thomas Thompson.
- 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. Karl tries to obtain lot owners opinion in view of them leading the steps for litigation. (See also the latest situation concerning lawyer Hotchkiss under New Business)

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

- Regulations Review: The temporary “Regulations Review Committee “with 6 participants under guidance of Laurie (Board member required per Bylaws) Mickiewicz had meetings. **Laurie will report. 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. The committee has presented 6 changes they would like to put before the Association in the form of a straight item proposal vote, “AGREE” or “DISAGREE”.**
- Conference call with law firm White, Hotchkiss and Falahee PLLC, Jackson: Laurie, Lynnea and Karl had a conference phone call with Lawyer Matthew Hotchkiss on May 30<sup>th</sup> for 50 minutes and discussed the “Lighting Issue of the DesJardin members”. Lynnea took excellent notes, **which we will discuss.**
- Shortened Minutes for Website: See correspondence from Lynnea. **Discuss Lynnea will get the hang of it and then get the minutes finished and forwarded to Sue Rausch.**
- AGM preparation:
- Nominations for Board: **Terms for Karl, Lynnea and Laurie come up in August 2023. Laurie and Lynnea have circulated Nomination Requests to all members for replying by latest July 12<sup>th</sup>.**
- Lynnea has spoken to John Cerne concerning his willingness, and he proposed his wife. Karl will speak to Katherine Cerne this coming week, when she will be here at their lake home.

**Association Members Open Forum: nothing at this time. A motion was made by Sue that this meeting be adjourned with a 2<sup>nd</sup> by Laurie, and all were in favor. Dismissed at 8:40 PM**

**Respectfully Submitted,  
Lynnea Bendixen, Secretary LBAPOA**