

**Lake Bel-Air Property Owners Association**  
**Board of Directors Meeting, Minutes May 16, 2023**  
North Adams Library

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, Pres.,  Sue Surducun, Vice President  Lynnea Bendixen, Secretary,  Laurie Mickiewicz, Treasurer  Gerry Brown, Director,  Dave Black, Director, \_\_\_ Patricia Giese, Director \_\_\_ (Quorum?  Yes \_\_\_ No)  
Committee Members /Guests: \_\_\_\_\_

Call to Order: at \_\_\_6:30\_pm

[Pledge of Allegiance](#)

**Association Main Calendar Events 2023**

- Fishing Derby June 17<sup>th</sup>, 2023 – [Flyers and reminders have been sent out.](#)
- AGM date set for August 12, 2023 - [The Town Hall has been rented.](#)

**Reports:**

- Secretary: Minutes of April 2023 – [To be approved once Sue sends them out.](#)
- Treasurer's Report: May 2023, Profit and Loss - Budget vs. Actual, Discuss Assessment Returns so far. Treasurers report was accepted as presented by motion from Lynnea B., seconded by Sue S. All were in favor.
- Communications (Secretary Lynnea). [Needs to keep working on the shortened minutes for the web-site and get them to Sue.](#)
- 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.](#)
- Karl talked to Sue about some amendments on the website. What did we decide about publishing the minutes as of 2023? We need to convey that to Sue. **Discuss** [Lynnea will forward the abbreviated minutes to Sue R. once they are completed.](#)

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

- Nothing new to report from Mike.

**Welcoming: Beckie Ready**

Becky has made a great effort already to visit various newcomers. She has continued to connect with new owners. Becky will be absent till July 23.

**Any news to report, Beckie?**

**The Whipples property has been sold and the new owners are Rand & Sherri Albrecht from Fort Wayne. Currently they are not living here full-time. Lynnea passed out Regulations booklets and the “new property owner” worksheets developed by Gerry and Cathy Brown so that while Beckie is away in AZ we all can keep an eye out for new residents and collect information.**

**Weed Control: Dan Laws:**

- Dan will ensure that the cattails at Mark Hammond will be sprayed.
- No other news from Dan.
- Dan cannot attend the AGM, so we need to send a proxy form at the right time. [OK](#)

**Building: Neil Bendixen:**

- Neil had an application from Paul Zaciewski for a “stamped concrete fire pit platform at the lake side”.

**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. **Gerry will report.** Bottom Line: Even with a newly constructed dam (\$ 3-8 million) there would be little chance to legally raise the water level, despite the fact that certain lots would be flooded. [Gerry: Currently the dam is in nice shape. Friday the dock will go in. Also, about the dredging, there are 260+ dam lakes in the state of Michigan. There must be others in the same position as us, wanting to maintain and improve the lake quality. Maybe Clifford Bloom can put together a movement to get an all Dam Lakes Association that could work together and share information.](#)

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

- There were Township Board meetings in January, February, March and April 2023. No conclusion was achieved concerning the re-imbursement. [Checks came this week!](#)
- Township Board Meeting May 8<sup>th</sup>, 2023: After the recall election May 2, 2023, a new Supervisor, [Randy Johnson](#), and a new Clerk, [Suzy Roberts](#), had been elected and were conducting this meeting. The Lake Bel-Air assessment issue was on the agenda. The treasurer, Patricia Williams, stated that she would try to do her best to send the re-imbursement checks out by Friday, May 12<sup>th</sup>, 2023 to all the lot owners of Lake Bel-Air, who had been assessed in 2020 and 2021.

**Newsletter: Lynnea Bendixen**

- The Spring newsletter was issued by Lynnea and mailed on May 8<sup>th</sup>, 2023.

**Lake Directory: Cathy Brown**

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

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

- For organization and ruling concerning costs see minutes of April 2019.
- Fishing Derby on June 17th in preparation by Steve Szczytko, 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 June 30, when the fish spawning season is over. **Gerry to report. After the completion of Inlet #2 and getting on with Inlet #1, the next project should probably be Inlet #4. Gerry will work on budget numbers and talk to owners.**
- Finalization of Inlet #2 Dredging: The Board decided to approve the quotation of Larry Siegel and Sons Excavating at \$ 5,100.00 for the levelling of the land on Jeremy Bognar's 3 lots. **There will be a bill for the erosion curtain. Jeremy's lot should be repaired in the 2 to 3 weeks.**
- New Regulations for "Declaration of 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.

### **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 a second meeting. **Laurie will report. This group met again on Sunday May 14. Last meeting of Regulations Committee was attended by 3 of 9 members.**
- 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.
- Correspondence with law firm White, Hotchkiss and Falahee PLLC, Jackson: Laurie and Lynnea received an email from Mr. Matthew Hotchkiss concerning "DesJardin Matter".
- Email from Bonnie DesJardin concerning neighbor's dog:

### **Association Members Open Forum: N/A**

**A motion made by Sue Surducun to adjourn was seconded by Laurie. All were in favor.**

**Minutes respectfully submitted by  
Lynnea Bendixen, Secretary LBAPOA**