

# MINUTES Lake Bel-Air Property Owners Association 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.

## Agenda

For Board Meeting November 21, 2023 at 6.30 pm  
at the North Adams Library

### In Attendance:

Karl-R. Hermann, Pres.  Sue Surducan, Vice-President,  Katherine Cerne, Secretary,  Laurie Mickiewicz, Treasurer,  Gerry Brown, Director,  Dave Black, Director,  Patricia Giese, Director  (Quorum?  Yes  No)  
Committee Members /Guests: [Terry Brewer](#)

Call to Order: at  6:36  pm

Pledge of Allegiance

### Association Main Calendar Events 2023

- Charity Drive: Any report on "homeless" support?  
[Board discussed this will be left up to the social committee.](#)

### Reports:

- Secretary: Minutes of October 2023 distributed by Katherine, to be approved  
[Laurie M. moved to approve minutes, Sue S. seconded, all members approved, motion passed](#)
- Treasurer's Report: November 2023, Profit and Loss - Budget vs. Actual. All liens are placed and resp. members advised by Lynnea.  
[Lynnea has sent those letters](#)
- Communications (Secretary Katherine).  
[Sent email to LBAPOA members about new SOP for single email address](#)  
[Sent email to LBAPOA members forwarding the MLSA Nov 2023 Newsletter](#)
- President's Report (below on all matters)

**New Financial Transactions: None**

**Committee Reports: By Committee Chair:**

**Website: Sue Rausch:**

- Sue continues to administer our website. She has up-dated all minutes for 2023 till AGM in August. Well done, Sue.
- Sue, could you please change the name for the **Welcome Committee** from Beckie Ready to **Terry Brewer** in the “Quick Links” section of the website?
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**Island Restoration/ Lake Environment: Mike Gustitus:**

- Fish stocking: Budget was increased to \$ 500 as of 2024. Mike requested volunteer donations by circular email with help of Lynnea. Mike has obtained good volunteer donations for this year’s stocking (probably only spring 2024)
- Karl sorted out payments and signatures of receipts from Mike Gustitus and will submit these to Laurie, Treasurer,
- Island Clean-up: Mike and his wife Sue and Sue Rausch have cleaned up the island. Beaver barriers are in place. Karl wrote thank you note. Mike says that rubbish needs to be burned this winter by someone. He is in Florida. **Discuss**  
[\\*Karl will put this info in the winter newsletter, volunteers can contact Mike and](#)

[Sue and Sue R.](#)

**Welcoming: Terry Brewer**

- Terry Brewer has volunteered to chair this committee. She seems to have “everything in control”.

[The new owner of 4452 Dawn Drive is Austin Thomason. Terry B. has made numerous attempts to drop off a basket to Austin, but has been unsuccessful to this point.](#)

NAME	LAKE ADDRESS	MOVING OUT OR IN	NEEDS CONTACT INFO?	NEEDS WELCOME BASKET
Austin Thomason	4452 Dawn Dr.	IN	734-478- <a href="mailto:thomasona@gmail.com">thomasona@gmail.com</a>	YES
Blue-house owner on Dawn Drive		IN	YES	NO, already delivered by TB

**Weed Control: Dan Laws:**

- Anything new to report, Dan?**  
[\\*Water quality report not yet received, once it is information will be sent to the LBAPOA members](#)

**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.** \*Nothing new to report

### **Newsletter: Lynnea Bendixen**

- Karl will prepare President's message for winter newsletter before leaving for Germany.
- Everyone please to give input to Katherine!!!!  
\*Board requested that Katherine send a hardcopy of the newsletter to the LBAPOA members who do not have email address listed on the latest updated directory.

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

- Cathy has updated the directory as per present time.

### **Social Events: Steve Sczytko, Sue Rausch and Teresa Beres**

- For organization and ruling concerning costs see minutes of April 2019.  
\*Board members asked Katherine to include information about the Lake Ladies Luncheons in the upcoming LBAPOA Winter Newsletter along with address for contact information

Teresa Beres' email

### **Unfinished Business: (19.30 – 19.45)**

- Continuation of Dredging: See below under New Business.
- New Regulations for "Declaration of Restricted Covenants: Legal advice from Lawyer Thomas Thompson concerning "Light Pollution" 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.
- Alex Ignagni and Karl will discuss in spring 2024, when most other "snow birds" are back. To check on their willingness to pursue this issue.
- Correspondence with all Association members: Is everything finalized concerning the single email address and the general membership advice through the secretary only via [LAKEBELAIRPOA@gmail.com](mailto:LAKEBELAIRPOA@gmail.com) ?
- Directory List for membership: Everything clear about distribution of list with names, addresses and telephone number only
- Is SOP section, suggested by Laurie October 9<sup>th</sup>, included in the SOP document? (Laurie, Katherine)  
\*Laurie M. motioned to add the new email SOP for LBAPOA members to official SOP documents. Pat G. seconded, all approved, motion passed.

## **New Business: (20.00 – 20.15).**

- Next Dredging Project: Gerry and Karl decided on dredging selected lot areas of Inlet # 4 with Schlicht engineer. Lot owners' agreements to deposit sediment was obtained and submitted to Association and contractor, Schlicht Ponds.
- Schlicht is in the process of obtaining permit from EGLE for Inlet #4. They will also file the proposal of Mike Mercier to get permission to dredge the total lake.
- Gerry and Karl are in the process of filing the website form from EGLE and the Environmental Permit Review Commission (EPRC), which causes technical computer problems. We intend to explain all dredging history and failures. Gerry and Karl have emailed EGLE and asked for assistance.
- We will get a supporting letter from the County Drain Commissioner and try to get one from Spicer Group. **Karl and Gerry to follow-up** (Richard Graham on leave).  
*\*Karl and Gerry are in the process of responding*
  
- We have not yet considered **Inlet # 5**, as there could be problems for dredging equipment being placed. We inspected the area, talked to Harry Shaffer, and had obtained information from Dave, the Schlicht Engineer. **Keep matter on hold for future time.**
  
- Building Rules violation by DesJardin party:  
We obtained written advice from our lawyer, on November 17, 2023, after our consultation on October 11<sup>th</sup>, 2023 concerning this issue.  
**Board to study and discuss any further actions.**

## **Association Members Open Forum:**

*\*Board members agreed to meet next on January 16, 2024.*

*Meeting closed at 7:36pm by motion from Sue S. seconded by Laurie M. all approve, motion passed.*