

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 May 21st, 2024 at 6.30 pm
In 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: [Dan Laws, Lynnea Bendixen](#)

Call to Order: at _____ 6:33 pm

Pledge of Allegiance

Association Main Calendar Events 2024

- June 15: Fishing Derby organized by Steve Szczytko; Flyers circulated by secretary Katherine

Reports:

- Secretary: Minutes of April 2024, distributed by Katherine

Laurie M. motioned to approve the Minutes of April 2024, seconded by Sue S. all in favor, motion was approved.

- Treasurer's Report: May 2024 Financials, distributed by Laurie.
Profit and Loss - Budget vs. Actual
2024 Budget was approved January. Amendment will be done later, when dredging situation is clear
Annual Assessment Situation: Payments are coming in regularly.

Pat G motioned to accept the Treasurer's Report May 2024 Financials. Katherine C. seconded, all in favor, motion was approved.

- Communications (Secretary Katherine).
We received a Thank you letter from North Adams Library for our support for a grant.
Circulate letter and file.
- President's Report (below on all matters)

New Financial Transactions: Sue R. received reimbursement for LBAPOA Website expenses.

Committee Reports: By Committee Chair:

Website: Sue Rausch:

- Sue has up-dated all minutes for 2023.
- Sue, could you please post the January, February and March 2024 minutes, which Katherine emailed to you.

[Sue has posted the LBAPOA Minutes from Jan, Feb and March 2024](#)

- Sue, did you obtain the receipt of Server Company, A2Hosting for refund by treasurer?

[Yes, Sue has received her refund from the treasurer after submitting her receipt.](#)

Island Restoration/ Lake Environment: Mike Gustitus:

- Mike is preparing Fish Stocking for 2024, probably only in fall, as no fish available.
- Island Cleaning: Volunteers needed. Ask again in next newsletter.

Welcoming: Terry Brewer

- Terry Brewer has volunteered to chair this committee. She has “everything in control”, and has already welcomed some new members. Thank you, Terry. Any new owners?

[No new owners reported at this time.](#)

NAME	LAKE ADDRESS	MOVING OUT OR IN	NEEDS CONTACT INFO?	NEEDS WELCOME BASKET

Weed Control: Dan Laws:

- Nothing new to report. PLM spraying info was circulated to membership.

Building: Neil Bendixen:

- Tentative application by Bob Jefferson.
- Karl to discuss Lehman and Risk matter with 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 4th, 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.**

[Gerry B. requested to put into the 2025 LBAPOA Budget, funds for 4 new LBAPOA signs and refurbish the poles that hold them.](#)

Newsletter: Katherine Cerne

- Spring newsletter later, when we have details on dredging inlet #4 from EGLE.
- Add subjects: Speed limit Kim & Dawn Dr., Marketable Record Title matter, Island Cleaning.

Lake Directory: Cathy Brown

- Cathy has updated the directory as per present time.

Social Events: Teresa Beres, Steve Sczytko, Sue Rausch

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

Unfinished Business: (19.30 – 19.45)

- Continuation of Dredging: See below under New Business.
- Light Pollution Issue: Legal advice was distributed to membership end 2023. It is left to an individual or a group of landowners to pursue with a law suit.
*Situation has changed since Judy Harding has approached Lawyer Thompson for advice. **Karl reports.**
- SOP Amendment/Addition: See Katherine's questions for wording a new section. Were the new paragraphs added to the existing SOP document, and who possesses and keeps the original? **Karl to clarify.**

Katherine C. is adding the two new sections to the SOP regarding email billing notification and a 3rd signatory at the bank. Katherine C. will have the original but will distribute copies to the board as well.

New Business: (20.00 – 20.15).

- Next Dredging Project for Inlet #4:
All details of the situation till today are reported in previous minutes.
Newest situation since the reporting in April (see Minutes)
- Director Jerrod Sanders (Water Resources Division) delegated down to Regional Chief, Jeff Pierce, who advised Gerry to connect in future with Maddie Orler, Jackson. So, we are back to the lowest level of decision-making personnel in EGLE, and the young lady who rejected certain items in the original Schlicht permit application in November 2023.
- Maddie Orler requested further details, which Gerry submitted through Schlicht. Maddie Orler suggested a Site Meeting for May 21st, 12.30 pm, which was confirmed yesterday. Gerry, Laurie, Karl will be there, other team members could attend.
- Marketable Record Title Act (MRTA): See March 2024 Minutes
Legal documents were recorded at the Registrar's Office and filed in our CNB Safety Deposit Box. For details, see April minutes. Matter is finalized.
- Bank Authorities for Board Members:
Board decided to keep Lynnea Bendixen on record as a signature authorized person at County National Bank, for practical reasons.
- Fishing Derby/Steve Sczytko's Notice:

Steve will still organize this year's tournament, but we will need a new Chairperson for next year. Board to look for new volunteers. Announcement in newsletter after June derby.

- Speed Limit Kim and Dawn Drive:
Different members pointed out that some motor vehicles travel too fast on these roads. To discuss how to improve such situation. (Newsletter, individual approach? names?) **Discuss**

[It was decided to remind residents of speed limit in the LBAPOA Spring 2024 Newsletter.](#)

- Note from Heather Hodos: 4th July private party announcement. Any action required by the Board? **Discuss**

[No action required by the board.](#)

Association Members Open Forum: