

# **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 September 17th, 2024 at 6.30 pm  
Conference Call Meeting by EMail

### **In Attendance: Via-email**

☒ Karl-R. Hermann, Pres. ☒ Sue Surducun, Vice-President, ☒ Katherine Cerne, Secretary, ☒ Laurie Mickiewicz, Treasurer, ☒ Gerry Brown, Director, ☒ Kelli Moyer, Director, ☒ Patricia Giese, Director ☒ (Quorum? ☒ Yes ☐ No)  
Committee Members /Guests: \_\_\_\_\_

Call to Order: at \_\_\_email\_\_\_\_\_pm

Pledge of Allegiance

### **Association Main Calendar Events 2024**

☐

### **Reports:**

- ☐ Secretary: Minutes of August 2024, distributed by Katherine
- ☐ Treasurer's Report: September 2024 Financials, distributed by Laurie.
  - Budget vs. Actual2024 Budget was approved January. Amendment will be done, when dredging situation is clear. Laurie, did you amend the budget?
- ☐ Annual Assessment Situation: Payments updated by Laurie. Discuss two "special cases". When should Lynnea place liens?

Laurie and Lynnea have communicated. Lynnea will wait with placing liens, until we hear from the title company of Roberts, who is in the process of selling, that we receive the outstanding fees.

### **Communications (Secretary Katherine).**

- ☐ President's Report (below on all matters)

**New Financial Transactions:** (Treasurer Laurie) **None**

## Committee Reports: By Committee Chair:

### Website: Sue Rausch:

- ☐ Sue has up-dated all minutes until June 2024. Thank you, Sue.

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

- ☐ Mike is preparing Fish Stocking for the fall of this year. Because they are cold-water fish, one has to wait for the right time
- ☐ Mike has changed the ramp lock code; membership was informed by email.

### Welcoming: Terry Brewer

- ☐ Terry Brewer, as chairperson, has “everything in control”, and has welcomed some new members. Thank you, Terry. Any info on new owners should be added in schedule below. There are two houses for sale at the moment.

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

### Weed Control: Dan Laws:

- ☐ Dan submitted a report on muck pellets. Should we consider increasing quantities next year?
- ☐ No other news from Dan.

### Building: Neil Bendixen:

- ☐ No news 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.**
- ☐ Gerry has replaced a rotten board of the dock.
- ☐ Gerry has painted and improved the sign at the boat ramp. Thank you, Gerry

### Newsletter: Katherine Cerne

- ☐ Spring newsletter was circulated.

### 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)**

- ☐ **Library Donation:** Did we send a card and check after the death of Mindy Zigler? (Calvin Town?) **Check**

Laurie M. has confirmed that the check for both have been sent.

- ☐ Continuation of Dredging: See below under New Business.

## **New Business: (20.00 – 20.15).**

- ☐ Dredging Project for Inlet #4: EGLE sees no need and suggests to transfer that permit to another inlet/s, see below.
- ☐ All details of the situation till today are reported in previous minutes.

Contractor Schlicht Ponds is in the process of preparing /revising the permit application of “rejected” Inlet #4 to be used for the new dredging of Inlet #2 and #3. Gerry controls the receipt of the respective lot owners consent for depositing the sediment. These are needed together with the application to EGLE. ( Gerry and Karl communicated concerning the return by mail/P.O.Box, as Karl with the key is only back on October 7<sup>th</sup>). Karl could not connect with James Lyons for the land use for Schlicht equipment, as Lyons phone number no longer valid. Reminder letter in preparation.

Board needs to assure, that Schlicht Ponds will draft the permit application and give us a chance to check and add important comments to EGLE/Maddie Orler before submitting.

## **Newest situation since the reporting in August (see Minutes):**

- ☐ We received recommendations from EGLE, Maddie Orler, on August 9<sup>th</sup>. Various correspondence was done by Board members.
- ☐ Decision at August meeting: to go ahead with dredging Inlet #2 and Inlet #3.
- ☐ Schlicht Ponds has submitted dredging proposals at \$ 27,000.00. Board approved.
- ☐ Lot owners have agreed to deposit sediment on to their lots. Contracts with Schlicht (for EGLE) and with LBAPOA are in the process of being signed. **Gerry controls**. He will follow-up with Schlicht on the permit application with EGLE.
- ☐ Karl advised EGLE/Maddie Orler on our plans (copy to Board)
- ☐ **Maddie Orler replied Sept. 13**, indicating the requirements for the transfer application. Also, she pointed out again the need to incorporate “**Bioengineering and Native Plants for Seawalls**”. We need to discuss this, in order to help Gerry instructing Schlicht, what writing to add into the application.

## **Future Big Area Dredging:**

- ☐ Knowing now the restrictions of EGLE, we, nevertheless, should evaluate possibilities for dredging larger areas. Barge dredging costs, various companies offers, system, sediment disposal etc. A job for future meetings.

## **Watershed Management Plan/ Shoreline Management:**

- ☐ See research paper 1998 in Laurie's email of July 27<sup>th</sup>. This needs to be studied for incorporating actions for future big area dredging permits. All should be familiar with the contents. Also, the information on Shoreline Management, as dished out at the AGM, needs to be distributed. **Consider incorporating into next newsletter.**

Katherine agrees to add this to the Fall 2024 LBAPOA Newsletter.

#### **Annual General Meeting:**

- ☐ Minutes; when to write them and when to approve?
- ☐ Extraordinary Meeting: Minutes, when to write and when to approve?

These have already been written by Katherine C. submitted and approved by the LBAPOA Board.

#### **Association Members Open Forum:**