

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 June 17th, 2025 at 6.30 pm
At North Adams Library

In Attendance:

Karl-R. Hermann, Pres. Sue Surducan, Vice-President, Katherine Cerne, Secretary, Laurie Mickiewicz, Treasurer, Gerry Brown, Director, Kelli Moyar, Director, Patricia Giese, Director (Quorum? Yes No)
Committee Members /Guests: **Melissa Tacolla**

Call to Order: at 6:32 pm Pledge of Allegiance

Association Main Calendar Events 2025

- 4th July Boat Parade: Karl talked to Sue Rausch, pending
- AGM Date planned for August 23rd, 10.00 am

Reports:

- Secretary: Minutes of May 2025, distributed by Katherine

Pat G. motioned to approve the minutes, Laurie M. seconded, all in favor, motion approved.

- Treasurer's Report: June 2025. Financials. - Budget vs. Actual. distributed by Laurie

Sue S. motioned to approve the financial report, Gerry B. seconded, all in favor, motion approved.

- Annual Assessment situation today? Decision on Liens
- Assessment increase for future to be planned for 2026 as per Bylaws.
- Communications (Secretary Katherine).

Katherine C. to send a flyer with the July 4th information about boat parade, band, fireworks, and include the AGM meeting information like, date/time/address.

- 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 October 2024, and she will post the remaining minutes soon. Sue created an excellent advertisement for the Fishing Tournament on the movable Home Page of the website. Thanks, Sue.

Island Restoration/ Lake Environment: Mike Gustitus:

- Mike will change the code for the boat ramp before July 4th, as in the past years. Circular email has been sent by Katherine, to inform residents of this change.

Welcoming: Sue Surducan

- Terry Brewer will move away from the lake. Sue Surducan has volunteered to fulfill this task and has delivered five or more welcome baskets to new owners. Obtained all personal details and will report to John Cerne. Thanks a lot, Sue.
- Any info on new owners please to be added in schedule below.
- personal details and will report to John Cerne. Thanks a lot, Sue.

Weed Control: Dan Laws:

- Muck Pellet application was stopped for this year.
- Weed control spraying in June was announced by Dan Laws/Katherine Cerne circular.

Building: Neil Bendixen:

- Garage permit/variance request by Owner of 4491 Kim Drive rejected. Registered letter sent and received signed receipt by that owner.
- Application by Owner of 4911 Kim Dr. for a fence was granted by the LBAPOA Building Committee.

Dam: and Ramp: Gerry Brown

- Lake Water Level: Same situation as in December 2021. Drain Commissioner confirmed in meeting with Gerry, Karl and Spicer on May 4th, 2023 that they have set the lake level at the legally required level of 1108 feet for the future. **I repeat this matter in each forthcoming agenda, to ensure that a record is on file and members are advised.**
- New Signs: All beautifully created and installed. Thanks a lot, Gerry.

Pat G. motioned to add a back to the sign at Mauck Road and Dawn Drive. Laurie M. seconded, all in favor, motion approved.

Newsletter: Katherine Cerne

- Katherine created an excellent Newsletter for spring and distributed. Thank you, Katherine and all contributors for an excellent job.

Lake Directory: Cathy Brown/ John Cerne

- Cathy has resigned from this task. Thank you, Cathy for having fulfilled this job perfectly for all the years in the past.
- John Cerne has volunteered to be in charge for future. Thank you, John, for volunteering (jcerne41@gmail.com).

Social Events: Sue Rausch

- 4th July Boat Parade: Sue will reply to Karl
- Volunteers needed for organizing Ladies' Lunches and Fishing Derby in future. This is not a function of the Board, but a social issue for individual members.
- Cost issues to be put forward to the Board. See minutes April 2019

Board decided to promote social events and volunteerism at the upcoming AGM in August. Need to get more residents involved with helping to put on events.

Unfinished Business: (19.30 – 19.45)

- Continuation of Dredging Inlet # 2 and #3: See below under New Business.

New Business: (20.00 – 20.15)

Newest dredging situation since the reporting in May 2025:(see previous Minutes):

- Details of status quo are in May minutes.
- Timing: No dredging allowed from March till June (fish spawning). Therefore, dredging will start after boats are winterized, after Labor Day, September.
- Cost: Schlicht submitted new estimate for dredging at \$ 21,000, **which is a reduction from the original \$30,000 because EGLE greatly reduced the dredging quantity.** Gerry to check on landscaping costs, which need additional creation of “Buffer Zones”. **Gerry, please**

Dredging Inlet #5:

- Discuss issue, after Karl's talk with Todd Shimp at fishing derby. **Karl**

Discussion continued about Inlet #5 and whether or not the board should pursue an application with EGLE to start the dredging process there. But now, because the majority of lot owners at Inlet #5 refuse to deposit dredging muck onto their lots, Gerry B. motioned to forgo an application for a dredging permit for Inlet #5, Sue S. seconded, with all in favor. Motion approved. Therefore, for the time being, the Board will not discuss this issue any longer. Karl H. will advise Todd Shimp, the only lot owner who has expressed interest in the dredging, of these facts.

Big Area Dredging:

- Quotations for **sediment testing alone** are on hand from Spicer Group, Prein & Newhof, Kalamazoo. See May 2025 minutes.
- Dredging for Inlet #1 area of 500x600 feet is evaluated by the Board and cost ideas are in the process of being collected by Karl. See May 2025 general information. J.F. Brennan Inc., Greg Smith, La Crosse, WI (referred by Boskalis International) gave rough estimate of \$ 1 Million, plus fees for outside extra consulting/licensing.
- Mid-American (rec. Mark Beaudrie), Joe Calhoun, Newport, MI gave unspecified idea of 2-3 million. KRH to follow-up.
- D.K. Construction, Holland, MI (rec. Prein..), Steve King can carry out dredging and consulting/licensing at roughly \$ 3-4 million for whole project.
- **Discuss future actions.**
- **Karl to report on discussion with Neil Bendixen concerning EGLE mandate.**

The board has asked Karl H. to approach Prein and Nehoff to get details for sediment testing on Inlet 1.

Boat Docks Installation on Association Property (“The Park”):

- Board concluded that contracts will be signed by the specified lot owners, who have been given permission to install docks at their own expense.
- Buffer Zone implementation: Quote by Pristine \$ 2,500 for whole width to discuss and possibly approve for practicality and demonstration to membership and EGLE. **Discuss and decide**

Laurie M. motions to approve the work by Pristine Concrete, Pat G. seconds, all in favor, motion approved.

AGM Preparation:

- Board Members, resignations, candidates to discuss. Organization to decide.
- Mark Rodemeyer to run for election.
- Karl talked to Melissa Tacolla, who intends to be at meeting

Katherine C. will send a flyer out (sent on June 23, 2025) about LBAPOA AGM, with coffee and donuts beginning at 9:45.

Watershed Management Plan/ Shoreline Management:

- See research paper 1998 in Laurie's email of July 27th, 2024
- Membership was encouraged again to improve their shorelines, in Spring Newsletter with information from official EGLE website links.

Katherine C. motioned to appoint Melissa Tacolla as an interim LBAPOA Board Director for the next 2 years until August 2027, to replace Kelli Moyar. Moyar is resigning due to family obligations. Pat G. seconded, all in favor, motion approved.

Association Members Open Forum:

At 8:30pm Sue S. motioned to adjourn the meeting, Laurie M. seconded, all in favor, motion approved.