

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 18th, 2025 a 6.30 pm
At the North Adams Library

In Attendance:

Karl-R. Hermann, Pres. Sue Surducan, Vice-President, Katherine Cerne, Secretary, Laurie Mickiewicz, Treasurer, Patricia Giese, Director, Mark Rodemeyer, Director, Melissa Tacolla, Director (Quorum? Yes No)
Committee Members /Guests: Sue Risk, Dan Laws

Call to Order: at 6:31 pm

Pledge of Allegiance

Association Main Calendar Events 2025

- Garage Sale planned by volunteers Pat Giese, Lyn Green, Jen Zoltanski

Reports:

- Secretary: Minutes of October 2025, distributed by Katherine

Board member motioned to approve Oct 2025 minutes, motion seconded, all in favor motion approved.

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

Board member motioned to approve financial report and Budget for 2026, motion seconded, all in favor motion approved.

- Annual Assessment situation: Lynnea has placed liens with County Registrar. Thanks a lot, Lynnea.
- Communications (Secretary Katherine). None
- President's Report (below on all matters)

New Financial Transactions: (Treasurer Laurie) [see above Treasurer's Report](#)

Committee Reports: By Committee Chair

Website: Melissa Tacolla:

Sue indicated that she will meet with Melissa to sort-out the service payments with her.

Island Restoration/ Lake Environment: Mike Gustitus:

- Karl advised Mike of obtaining a quotation of the supplier, before requesting the \$500 budgeted for 2025. Treasurer needs a legal document to execute a payment. Budget for 2026 in the planning for \$500 again.

Welcoming: Sue Surducan

- Any info on new owners please to be added in schedule below and to report to John Cerne

Weed Control: Dan Laws:

- No particular news from Dan.
- Muck Pellets for Inlet #5: To plan application for 2026 season, in order to improve water level for new owner of lot #94.
- We should look into request from John Charters to apply muck pellets around his dock area. **Discuss and involve Dan Laws.**

[It was decided to apply pellets around Charter's dock.](#)

Building: Neil Bendixen:

- No news from Neil.

Dam: and Ramp: Gerry Brown

- Lake Water Level: Same situation 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.**

Newsletter: Katherine Cerne

- To discuss, if we should consider a newsletter before Christmas? No mentioning of AGM. Indication of Inlet 1 dredging plans? Reminding on " Buffer Zone" creation. **Discuss.** [Karl will discuss with Katherine](#)

Lake Directory: John Cerne

- John Cerne has updated the directory till present time, thanks, John.
- (jcerne41@gmail.com).

Social Events: Sue Rausch

- Volunteers for organizing the June Fishing Derby in future were requested at the AGM. All Board and Committee members should motivate someone to take over to be in charge of this event next year. To follow-up.
- Sue Rausch has agreed to continue supervising the 4th July Boat Parade, thank you, Sue.
- Any cost/expense matters to suggest to the Board. See minutes April,2019.

Unfinished Business: (19.30 – 19.45)

- Dredging Inlet # 2 and #3 and landscaping has been finished. Gerry explains that grass might not grow well due to late seeding. Possibly reseeding in spring. Gerry will follow-up.
- Steve Szabados put forward some dissatisfaction to Gerry Brown.
- This dredging issue can be closed, unless more seeding is needed in spring 2026
- **Thank you, Gerry, for a perfect supervisory job over many years.**

New Business: (20.00 – 20.15)

Dredging Inlet #5:

- The new owner of Lot 94 at 4801 Kim Drive and asked the Board at the AGM, to apply muck pellets again and to consider dredging in future. This issue to discuss in spring 2026, when weed control decisions are coming up. (Dan, please note)

Future Big Area Dredging: (Inlet #1)

- Mid-American Group of Newport, MI (recommended by member Mark Beaudrie) is communicating with Karl. Joe Calhoun referred us to Patti McCall of Tetrattech concerning EGLE connections. Karl has requested from them an assurance that after the EGLE-required sediment tests are done, they can successfully obtain a permit. **Karl & Laurie did follow-up.**
- Missy Sachs of Mid-American Group has submitted quotation for sediment sampling, EGLE application etc., separate from actual dredging of 1000 cu yds. Copy submitted to all Board members.
- Karl had discussion with Joe Calhoun about our concern with EGLE. Karl has advised all Board members by email. **This is to be discussed tonight, on how to proceed.**

[Karl asked Sue Risk and Mark Rodemeyer to join the dredging committee.](#)

For now, no imminent dredging has been decided. I keep the details below for future reference.

- 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 (recommended by Mark Beaudrie), Joe Calhoun, Newport, MI has been involved by the Board, and we have details on file (see above agenda).
- D.K. Construction, Holland, MI (rec. Prein..), Steve King can carry out dredging and consulting/licensing at roughly \$ 3-4 million for whole project.

AGM:

- Board decided, not to worry about a possible change of date for AGM for the sake of improving attendance.

Lake History Documentation:

- Laurie has improved Karl's document, which should be published somewhere for general, continuous information, e.g. website and....? **To discuss and decide**

[Laurie M. will work on a document for the Board to decide on.](#)

Watershed Management Plan/ Shoreline Management:

- See research paper 1998 in Laurie's email of July 27th, 2024
- As at the AG, membership should be reminded in every newsletter to improve their shorelines, as it was done in previous newsletters by Katherine.

[Sue S. and Laurie M. will get quote to make event signs to bring for Board approval.](#)

Association Members Open Forum:

[Motion to adjourn meeting, seconded and approved by all. Meeting adjourned at 8:18pm.](#)