

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 October 21st, 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: _____

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 September 2025, distributed by Katherine
[Board member motioned to approve the minutes, another board member seconded, all present board members in favor, motion approved.](#)

- Treasurer's Report: October 2025, Financials, - Budget vs. Actual, distributed by Laurie
[Board member motioned to approve the October 2025 Financial Statement, another board member seconded the motion, all present board members vote in favor, motion approved.](#)

- Annual Assessment situation today? Decision for placing Liens.
- Karl had meeting with Lynnea, will report.

[Liens are being placed on 4 property owners.](#)

- Communications (Secretary Katherine).
- President's Report (below on all matters)

New Financial Transactions: (Treasurer Laurie) [see Pristine Concrete Buffer Zone information below.](#)

Committee Reports: By Committee Chair

Website: Melissa Tacolla:

We are thankful to Melissa for having taken over this important task. Everyone please to assist Melissa. 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 budget fish stocking 2025 of \$ 500 and the plan to budget \$ 500 again in 2026..

Welcoming: Sue Surducun

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

Weed Control: Dan Laws:

- Dan reports that PLM took water samples in August for testing. Results will be available November/December.
- Muck Pellets for Inlet #5: To plan application for 2026 season, in order to improve water level for new owner of lot #94.

[Discuss with Dan, putting pellets on certain lots including 4310 Dawn Drive Lot 26.](#)

Building: Neil Bendixen:

- No new information from Neil.

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.**

Newsletter: Katherine Cerne

- To discuss, if we should circulate a newsletter with AGM information. And asking for a more suitable date? **Board, please discuss.**

[Katherine will have a newsletter come out around Christmas, maybe add cow pictures, and buffer zones.](#)

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. To follow-up.

[Could Kay Castellese post this volunteer announcement on the LBA Facebook page?](#)

[Pat G. agreed to run the Garage Sale 2026 with Melissa, Lynn Green and Jen Zoltanski.](#)

- Sue Rausch has agreed to continue supervising the 4th July Boat Parade, thank you, Sue.
- These are not a function of the Board, but a social issue for individual members to organize.
- Cost issues to be put forward to the Board. See minutes April 2019

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 August 2025:(see previous Minutes):

- Dredging of Inlet#2 and #3 was finished by Schlicht. Landscaping and Buffer Zone is scheduled with **Pristine Concrete**. Board has approved quotation by email recently. Katherine, please record. Gerry advised all lot owners of step-by-step plan.

From Karl Hermann email on 10/11/25 to LBAPOA Board Members;

Good evening, Gerry and everyone,

Thanks to those who have made a motion and agreed. The majority of the Board has approved the quotation of Pristine Concrete, submitted by project leader Gerry Brown, to go ahead and give this company the order to carry out the landscaping and buffer zone establishment of Inlet #2 and #3, as supervised by Gerry. Gerry, please place the order, so that Pristine can start next Monday, and that landscaping, buffer zone and seeding will be successful before this winter. Secretary Katherine, please take note of this email for enclosing it in the minutes of the October meeting and to have a record of it, thanks.

Gerry, thank you very much for leading this dredging project under your capable guidance.

Karl

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:

- 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, **which needs discussion in this meeting. How to proceed? Financing ideas?**

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 (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.

AGM:

- Karl considers a circular enquiry to all members, if by selecting a more suitable date in the year, more members would commit to personally attend. **To discuss**

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**

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.

Association Members Open Forum:

Board member motioned to adjourn meeting at 8:18pm. Motion is seconded, all board members present in favor, motion is approved.