

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 14th, 2025 as
E-Mail Correspondence Meeting (Karl in Florida)

In Attendance: **via email**

Karl-R. Hermann, Pres. Sue Surducun, 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 ___ **via email** ___

Pledge of Allegiance

Association Main Calendar Events 2025

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

Reports:

- Secretary: Minutes of August 2025, distributed by Katherine

Board Member motioned to approve the Minutes of Aug 2025 LBAPOA Board Meeting, the Minutes from the LBAPOA AGM Aug 2025, and the Minutes of the LBAPOA Board Extraordinary Meeting following the Aug 2025 AGM. Board Member seconded. One Board Member abstained. All others in favor, motion approved.

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

Board Member motioned to approve the Sept. 2025 Financials, Board Member seconded. One Board Member abstained. All others in favor, motion approved.

- Annual Assessment situation today? Decision for placing Liens. Laurie, please report to Board and Lynnea. Karl asked Ron Fox to pay outstandings.
- Karl will have a meeting with Lynnea end September to sort out the lien situation, as Lynnea found out some new documentation.
- Communications (Secretary Katherine).
- President's Report (below on all matters)

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

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. Has Sue Rausch arranged the service payments to be handled by Melissa? **Melissa, please advise**

Island Restoration/ Lake Environment: Mike Gustitus:

- Mike asked Karl on fish stocking budget, which Karl will report to Mike after his return.

Welcoming: Sue Surducan

- Sue Surducan has recently delivered quite a few welcome baskets to new owners. Thanks a lot, Sue.

Weed Control: Dan Laws:

- Dan reports that PLM took water samples in August for testing. Results will be available November/December.

Building: Neil Bendixen:

- No news to report 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 today or later, if we should circulate a newsletter with AGM information. **Board, please propose your opinion by email to Karl.**

[No opinions submitted.](#)

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.
- 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):

- Gerry has the dredging project under control with our contractor, Schlicht and all respective lot owners. The dredging is in progress at the time of this meeting. Thank you, Gerry!
- Buffer Zones and Landscaping: Gerry also is in control of these issues after dredging.

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 later, when weed control decisions are coming up.

Future Big Area Dredging:

- See description of the situation in last meeting reports.
- Mid-American Group of Newport, MI (recommended by member Mark Beaudrie) is communicating with Karl. Joe Calhoun referred us to Patti McCall of Tetrtech 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 and Laurie are continuing discussions on this issue, after Patti McCall will be back from leave after September 19th. **Karl & Laurie to follow-up.**

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:

- The meeting was successful, with constructive discussions and questions from the members present. Besides many Proxy delegations, we had no quorum. 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 for the future.**

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:

September 23, 2025 email to LBAPOA Board Members, from Karl H:

Hello everyone, I would like to announce that the majority of the Board has agreed with the motions to accept the previous minutes and the financial reports and also has agreed that all items have been approved by the majority of the Board. Therefore, I now declare that the September Board meeting by email will be accepted as properly conducted as per our bylaws.

The minutes may be written by secretary Katherine C.