

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 February 17th, 2026 at 6.30 pm
via Zoom Meeting

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 6:30 pm

Pledge of Allegiance

Association Main Calendar Events 2026

- Garage Sale planned by volunteers Pat Giese, Lyn Green, Jen Zoltanski
- June Fishing Derby is planned by Paul Zaciewski

Reports:

- Secretary: Minutes of January 2026, distributed by Katherine

Board member motions to approve minutes and then seconded, all in favor, motion approved

- Treasurer's Report: January 2026/ January 2026 Financials, - Budget vs. Actual, distributed by Laurie.

Board member motions to approve Treasurer's Report, another board member seconds, all in favor, motion approved.

- Annual Assessments distribution done by Laurie, some payments received.
- Communications (Secretary Katherine).
- President's Report (below on all matters)

New Financial Transactions: (Treasurer Laurie)

Committee Reports: By Committee Chair

Website: Melissa Tacolla:

Are payment issues with server firms settled?

She is still working with Sue R. on resolution.

Island Restoration/ Lake Environment: Mike Gustitus:

- Fish stocking Budget for 2026 \$ 500 again, was advised to Mike.
- Laurie and Sue's idea on carp fish contest **to be decided on actions and who? How to publish to members only.**

[Sue S. and Laurie M. will create email to alert LBAPOA members to the carp contest and Katherine C. will circulate.](#)

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:

- Water quality report 2025 was published in Newsletter.
- Muck Pellets for Inlet #5: To plan application for 2026 season, in order to improve water level for new owner of lot #94, Eric Roberts.
- Board decided to apply pellets around the dock of lot 86 (John Charters), entrance to inlet #3. Dan, please note. **Dan, please note**
- **Nothing new to report from Dan.**

Building: Neil Bendixen:

- **Nothing new to report from Neil.**

Dam and Ramp: Mark Rodemeyer

- 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 future agenda, to ensure that a record is on file and members are advised.**

Newsletter: Katherine Cerne

- Katherine issued an excellent Winter Newsletter January 2026. Thank you, Katherine.

Lake Directory: John Cerne

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

Social Events: Sue Rausch/ Paul Zaciewski

- Paul Zaciewski has volunteered to manage the Fishing Derby in future. Lynnea submitted all information. Thank you, Paul and Lynnea.

[The Board suggests the Fishing Derby be held as always, on the Saturday before Father's Day, which falls on June 20, 2026.](#)

- 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.
- 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:

- Board decided to apply muck pellets in this inlet till the end of lot 94 (Eric Roberts at 4801 Kim Drive). Future dredging to consider, when Eric will report on pellet effectiveness. **Dan, please note.**

Future Big Area Dredging:

- Board has received all details for requirement of dredging an area of 500x600 feet in Inlet#1, (Beebe Creek inlet) from Mid-American Group of Newport, MI. Contact: Joe Calhoun, Project Manager and Patti McCall, Hydrogeologist of Tetrattech (EGLE connections). Also received cost estimate for Sediment Testing.
- Board decided to go ahead with **step one, Sediment Testing**, and to give that job to Mid-American Group. Karl advised Joe Calhoun, Project Manager, who will connect with us end March 2026 for future steps to be taken. Karl to follow-up end March with Joe Calhoun.
- For now, no imminent dredging has been decided. Various firm names and their estimates and correspondence have been kept on record in past minutes.
- Comments on future dredging: Board has received some comments concerning dredging the lake and should discuss these points at this meeting. Karl replied, emphasizing that at this moment this Board has no intention to dredge the whole lake.
Discuss

Lake History Documentation:

- Laurie has improved and compiled the original document. To decide later, where and when to publish this important information. **To discuss next in-person meeting.**

Watershed Management Plan/ Shoreline Management:

- As at the AG, membership will be reminded in every newsletter to improve their shorelines,
- Katherine has included this issue in the Winter Newsletter, thank you, Katherine.

Association Members Open Forum:

Board Members have confirmed that the LBAPOA Board Secretary Katherine C. should purchase a new LBAPOA printer, due to the poor condition and age of the current printer. It's suggested it's a printer capable of printed 2 sided.

Tuesday March 17th is the next LBAPOA meeting, board may choose a zoom call or email meeting.

Next in-person meeting is expected to be April 21st, 2026.

Board member motions to adjourn at 7:31 pm, board member seconds. All in favor, motion approved.