

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 January 20th, 2026 a 6.30 pm
Zoom Meeting set-up by Mark Rodemeyer

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 2026

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

Reports:

- Secretary: Minutes of November 2025, distributed by Katherine

Board member motioned to approve minutes, another board member seconds, all in favor, motion approved.

- Treasurer's Report: December 2025/ January 2026 Financials, - Budget vs. Actual, distributed by Laurie

The only activity in 2026 reported by Treasurer: Paid Pristine Concrete \$13,206 for landscaping dredged area. Sent invoices for \$67,224 for 2026 assessments.

Board member motioned to approve financial report. Another board member seconds, all in favor, motion approved.

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

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

Committee Reports: By Committee Chair

Website: Melissa Tacolla:

Are payment issues with server firms settled?

Island Restoration/ Lake Environment: Mike Gustitus:

- Did Mike receive the budgeted amount for 2025, Laurie – **YES**. Budget for 2026 in the planning for \$ 500 again. **Correct, budget is \$500 for 2026**

- Laurie and Sue's idea concerning carp fish **to be discussed at next in-person meeting**

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: [Only beginning of 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 mud pellets to Charters lot around docks. **Dan please note.**
- No other news from Dan.

Building: Neil Bendixen:

- No new information from Neil/

Dam and Ramp: Can Mark Rodemeyer take this chair?

- 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.**

[Karl H. asked Mark R. if he would take over ramp and dock duties over from Gerry B. Leave the lock duty to Mike G. Mark R. agreed.](#)

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

- Eric Roberts is 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)**

Dredging discussion on Inlet #5 is tabled for now.

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. Patti has responded to Karl's enquiry, **Board received copy of information**
- Missy Sachs of Mid-American Group has submitted quotation for sediment sampling, EGLE application etc., separate from actual dredging of 1000 cu yds. **Board members received copy with this agenda.**
- Board decision on sediment testing: **A motion please** to go ahead with sediment testing and to place the order with Mid-American Group at a cost of \$ 31,420.00 as per quotation. Karl to request contract.

Board Member motioned to move forward with the sediment testing with Mid-American Group. Board Member seconded (Laurie 1st and Sue seconds). All in favor. Motion is approved.

- Discussion on dredging costs and financing at next in-person meeting
- Karl has kept all information on dredging from other firms on record.

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 send document to board members for review and then it will be decided at a future meeting.

Watershed Management Plan/ Shoreline Management:

- See research paper 1998 in Laurie's email of July 27th, 2024
- Reminder with all information to add to all future newsletter, as done by Katherine before.

Association Members Open Forum:

Sue S. discussed idea of a carp contest to harvest as much carp out of lake. Board will continue to discuss at future meetings. Feb 17th LBAPOA Board Meeting will be held via email correspondence.

Board member motions to adjourn at 7:39 pm, another board member seconds, all in favor, motion approved.