

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 April 21th, 2026 a 6.30 pm
At North Adams Library

In Attendance:

X Karl-R. Hermann, Pres. X Sue Surducan, Vice-President, X Katherine Cerne, Secretary, X Laurie Mickiewicz, Treasurer, ___ Patricia Giese, Director, ___ X Mark Rodemeyer, Director, X Melissa Tacolla, Director ___ (Quorum? X_Yes ___No)
Committee Members /Guests: Sue Risk, Mike Mercier

Call to Order: at ___ 6:30 ___pm

Pledge of Allegiance

Association Main Calendar Events 2026

- Garage Sale planned by volunteers for May 15-17, 2026 Pat Giese.
- June Fishing Derby is planned by Paul Zaciewski

Reports:

- Secretary: Minutes of March 2026, distributed by Katherine
A board member moved to approve the minutes, another board member seconded, all in favor, motion passed.
- Treasurer's Report: April 2026 Financials, - Budget vs. Actual, distributed by Laurie.
A board member motioned to approve the financial report, another board member seconded, all in favor, motion passed.
- Annual Assessments situation report by Laurie.

New Financial Transactions: (Treasurer Laurie)

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

Committee Reports: By Committee Chair

Website: Melissa Tacolla:

Are payment issues with both server firms settled? Still pending.

Island Restoration/ Lake Environment: Mike Gustitus:

- Mike will send in application for fish planting. He also will check beaver barriers on island, and will get some "morning glory" going.
- Carp catching Contest: **Situation report, Sue?**
Katherine C. will resend the carp contest email to LBAPOA Membership.

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:

- Muck Pellets for Inlet #5: To plan application for 2026 season, in order to improve water level for new owner of lot #94. **Dan, please note**
- Board decided to apply pellets around the dock of lot 86, entrance to inlet #3. Dan, please note. **Dan, please note**
- Dan has given the PLM planning for 2026 spraying dates to Katherine for distribution.

[Katherine C. will advise John Cerne to send Dan Laws the most updated LBAPOA directory with names, lake addresses, mailing addresses, and lot numbers, for Laws to give to PLM for member notifications for weed applications.](#)

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

- Consider newsletter for May-Spring.

[No newsletter will be going out until after June 2026. Date will be decided in the following board meetings.](#)

Lake Directory: John Cerne

- John Cerne has updated the directory till present time.

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.**

[This year's fishing derby date is Saturday June 20th, 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 for budgeting purposes. 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 (4801 Kim Drive). Future dredging to consider, when owner 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. Received newest quote / details February 17th with no change from October 2025.
- Laurie, Sue S., Susan Risk and Karl had personal meeting with Joe Calhoun, Friday, April 17th. Various questions need answering, mainly by Patti McCall (coordinator with EGLE). Joe will report back. . Laurie took notes.
- Joe and Karl inspected boat ramp and Inlet #1 for access. Joe took photos.
- Joe will check with Patti McCall, about the situation of the newly formed island in front of Gerry Brown's house.
- Karl and Laurie had a conference call with Joe Calhoun and Patti Mc Call on Monday afternoon and got all questions answered. **We will report to Board**
- Karl to follow-up with Joe on next steps for sediment sampling.

Lake History Documentation:

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

[Board members advised this information should be posted on LBAPOA Website.](#)

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:

[A Board member motioned to adjourn meeting, another board member seconded, all in favor, meeting adjourned at 8:00pm.](#)