

# **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 July 21, 2026, at 6.30 pm  
At North Adams Library

### **In Attendance:**

\_\_\_Karl-R. Hermann, Pres.   X  Sue Surducan, Vice-President,   X  Katherine Cerne,  
Secretary,   X  Laurie Mickiewicz, Treasurer, \_\_\_Patricia Giese, Director,   X  Mark  
Rodemeyer, Director, \_\_\_Melissa Tacolla, Director \_\_\_ (Quorum? \_\_\_Yes   X  No)  
Committee Members /Guests:   Sue Risk  

Call to Order: at   6:35  pm

Pledge of Allegiance

### **Association Main Calendar Events 2026**

- Annual General Meeting is booked for August 29<sup>th</sup>, 10.00 am.

AGM will have to discuss dredging, and sediment testing, Carp Contest Winners, Fishing Derby thank you to Paul Z., Boat Parade winners as well.

### **Reports:**

- Secretary: Minutes of June 2026, distributed by Katherine

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

Board Member motioned to approve financial report, another member seconded, all in favor, motion approved

- Annual Assessments situation report by Laurie. Decision for placing liens

### **New Financial Transactions: (Treasurer Laurie)**

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

### **Committee Reports: By Committee Chair**

### **Website: Melissa Tacolla:**

- Should we place information and photos from 2026 Fishing Derby and Boat Parade on our website? Last reports are from 2023.
- Where did we post the report on "Lake History" on our website, Melissa?

**Island Restoration/ Lake Environment: Mike Gustitus:****Anything new to report, Mike?**

- Carp catching Contest: Winner to be rewarded? When? **Situation report, Sue Surducun.**

Lockwood won the 1st LBAPOA Carp Contest catching 11, 2nd place to Gaeotano with 7 carp caught, and received \$100, \$50 second. Winners to be announced at AGM

**Welcoming: Sue Surducun**

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

3 houses on Kim Drive coming up for sale.

**Weed Control: Dan Laws:**

- Muck Pellets for Inlet #5: Decision made to not add muck pellets
- Dan also instructed PLM to apply pellets around the dock of lot 26 and Lot #27 entrance to inlet #3.
- **Anything else to report, Dan?**

**Building: Neil Bendixen:**

- Any news, 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 4<sup>th</sup>, 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.**

Mark R. to call Dock Brothers to take out ramp, in the fall and replace in the spring.

**Newsletter: Katherine Cerne**

- Katherine has created and distributed Summer 2026 newsletter, thank you, Katherine..

**Lake Directory: John Cerne**

- John Cerne has updated the directory till present time, thanks, John.

**Social Events: Sue Rausch/ Paul Zaciewski**

- Fishing Derby: Under the supervision of Paul Zakiewski fishing derby was a success, with many lot owners appearing for the social event. Thank you, Paul.
- Sue Rausch organized a very successful 4<sup>th</sup> of July Boat Parade. Nine owners had decorated their boats beautifully in the patriotic motto( "250 Years America".

**Unfinished Business: (19.30 – 19.45)**

- Dredging Inlet # 2 and #3 and landscaping project has been finalized.
- Construction Permit expiration: Karl sorted out this matter with Dave Black at Inspection Dept.

**New Business: (20.00 – 20.15)**

**Dredging Inlet #5:**

- Not to be considered at this time.

**Future Big Area Dredging:** Details repeated.

- Board has received new proposal and quotation for phase 1 of the dredging project, the sediment testing for a dredging volume of max. 10,000 cubic yards sediment 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).
- 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 adjusted quote / details May 14<sup>th</sup>, 2026.
- A signed work order was conveyed by Karl to Mid-American Group May 19<sup>th</sup>.
- Communication with Mid-American Group and Patti McCall continues. They are preparing applications for permits. Actual sediment sample taking is next step. We will follow up to try getting EGLE results before AGM. Karl will follow up with Joe and Patti.

**Lake History Documentation:**

Melissa, did you post the document on the website?

[Posted on the website.](#)

**Mowing Compensation:**

Karl advised Neil of payment, Laurie sent check.

**Watershed Management Plan/ Shoreline Management:**

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

**AGM Preparations:**

- Township Hall booked and paid for August 29<sup>th</sup>, 2026.
- **Discuss** members and positions terms ending and up for election.
- Neil Bendixen is not available for conducting the meeting. Karl had asked Mike Mercier, who is willing to conduct the meeting.

**Lake Improvement Committee: Repeated Note from May 2026.**

Susan Risk and Evan Malcheff have volunteered for assisting the Board with any tasks concerning the lake. We should consider, asking them to supervise the activities required for our preparations for the sediment testing and eventual dredging of Inlet #1. **Discuss**

**We are very grateful to Susan and Evan for their volunteering, especially so, because they live on the lake permanently and can control activities.**

**Thanks a lot, Susan and Evan.**

**Association Members Open Forum:**

[Board member motioned to adjourn meeting at 7:23pm. Motion seconded by another board member, all in favor, meeting adjourned.](#)