

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 June 16th, 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, X Patricia Giese, Director, X Mark
Rodemeyer, Director, X Melissa Tacolla, Director (Quorum? X Yes
 No)

Committee Members /Guests: Dan Laws

Call to Order: at 6:36 pm

Pledge of Allegiance

Association Main Calendar Events 2026

- June Fishing Derby is planned by Paul Zaciewski for June 20th.
- July 4th Boat Parade planned by Sue Rausch. Discuss her ideas, see below.
- Annual General Meeting is booked for August 29th, 10.00 am.

Reports:

- Secretary: Minutes of May 2026, distributed by Katherine

Board member motioned to approve, another member seconded, all in favor, motion passes.

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

Board member motioned to approve having treasurer charge interest on outstanding assessments, another board member seconds, all in favor motion approved.

Board member motioned to approve the treasurer financial report, board seconded, all in favor, motion approved.

- 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? Yes

- Did we post the report on “Lake History”? [Yes](#)

Island Restoration/ Lake Environment: Mike Gustitus:

- Mike reports that beaver stops are in order and that the island is stable.
- Fish will be stocked in the fall.
- Carp catching Contest: **Situation report, Sue Surducan.**

[Current leader is from 4290, 4300 Dawn Drive.](#)

Welcoming: Sue Surducan

- Any info on new owners please to be added in schedule below and to report to John Cerne
- **Any details on new owners of 4149 Kim Drive?**

[Remove old owner name from the email list.](#)

Weed Control: Dan Laws:

- Muck Pellets for Inlet #5: **Karl will report.**
- Dan also instructed PLM to apply pellets around the dock of lot 26 and Lot #27 entrance to inlet #3. **Karl will report.**

[PLM was on-site and did pellet application and chemical weed spraying today, as scheduled.](#)

Building: Neil Bendixen:

- Nothing new to report from Neil, Building Committee.

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

- Karl has sent “President’s Message” to Katherine for Spring Newsletter.
All members please give input/ideas to Katherine for additions.

Lake Directory: John Cerne

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

Social Events: Sue Rausch/ Paul Zaciewski

- **Fishing Derby: Paul Zakiewski** has advised all members, with secretary Katherine’s circular, on the fishing derby June 29th. Any other advertisements? Website postings?
Could you attend this meeting and report, Paul?
- Sue Rausch is preparing the supervision of the 4th July Boat Parade. Has idea about extra prize for USA 250. Karl to report and Board to decide.

[New prizes for this year, due to the 250th America Celebration, Most Patriotic decorations \\$250 for 1st, \\$100 for 2nd, \\$50 for 3rd.](#)

- Board has budgeted for estimated expenses. **Supervisors, please submit bills for expenses to treasurer Laurie** after the event, thank you, Paul and Sue.

Unfinished Business: (19.30 – 19.45)

- Dredging Inlet # 2 and #3 and landscaping. Gerry has arranged additional seeding with landscaper, Kyle of Pristine Concrete. When landscaping and seeding is done, this dredging issue can be closed.
- Construction Permit expiration: Letter from County Inspection Dept. asks for situation. Karl discussed with Gerry. Project has been finalized and license does not need extension for \$ 65.00. Karl will advise that department next week.
- **Thank you, Gerry, for a perfect supervisory job over many years.**

New Business: (20.00 – 20.15)

Dredging Inlet #5:

- Issue was discussed with Dan Laws, PLM and Karl. For pellet effectiveness, that inlet without stream feeding is not suitable. Karl talked to Lot 94 owner, to consider aerator. For now, no pellet application to consider. **Karl will report on situation.**

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 14th, 2026.
- A signed work order was conveyed by Karl to Mid-American Group May 19th.
- Joe Calhoun, Project Manager, has replied to Karl's enquiry on the next steps. MAG is in the process of applying for the required permits for sediment testing. New Committee Evan Malcheff and Susan Risk will be involved in follow-up.

Lake History Documentation:

Melissa, did you post the document on the website? **Conclude.** [Yes](#)

Mowing Compensation:

Karl to report on this issue. To conclude.

[Board member motioned to pay resident who cuts grass at the boat launch area, \\$300 per season, as compensation for gas and time. Board member seconded, and all in favor, motion approved.](#)

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.

July/August Board meetings:

- Discuss and plan, considering Karl's travel plans.

AGM Preparations:

- Township Hall booked and paid for August 29th, 2026.
- **Discuss** members and positions terms ending and up for election.

Karl H., Laurie M. and Katherine C. all offer to run for re-election. Sue S. will send the nominating email and nominating form to Katherine to distribute to all members.

- 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:

Discussion regarding reported speeding along Kim Drive. Law enforcement and/or the County Road Commission are who should be contacted, and residents are encouraged to do this, if they have concerns. Board will continue discussion, and respond to complainant.

Meeting adjourned at 7:50pm. Board member motioned, another board member seconded, all in favor, motioned approved.