

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 May 19th, 2026 a 6.30 pm
At North Adams Library

In Attendance:

X Karl-R. Hermann, Pres. ___ Sue Surducun, Vice-President, ___ Katherine Cerne, Secretary, X Laurie Mickiewicz, Treasurer, X Patricia Giese, Director, ___ Mark Rodemeyer, Director, X Melissa Tacolla, Director ___ (Quorum? X Yes ___ No)
Committee Members /Guests: Sue Risk, Evan Malcheff

Call to Order: at 6:31 pm

Pledge of Allegiance

Association Main Calendar Events 2026

- Garage Sale was organized by volunteers on May 15-17, 2026 Pat Giese.
Pat: garage sale went well. Ideas for next year: make a map of the lake and add dots with addresses of those participating and add to Facebook. Improve location information. Better methods are needed to identify and advertise homes participating. Do we set schedule of weekend after Mother's Day? Tipp-off bulletin was successful in the past.
- June Fishing Derby is planned by Paul Zaciewski, check on date and promotion, Karl Karl to get in touch with Paul. Derby scheduled for June 20th, day before Father's Day.

Reports:

- Secretary: Minutes of April 2026, distributed by Katherine LM 1st / PG 2nd approved.
- Treasurer's Report: May 2026 Financials, - Budget vs. Actual, distributed by Laurie.
 - Paid for landscaping area that was dredged 2025, weedkiller, etc. opened a Fidelity accounting, which is now taxable (29%).
- Annual Assessments situation report by Laurie.
 - Board to consider interest charge on past dues, confirming details in by-laws
- Approved 1st MT, 2nd PG

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? [Complete](#)

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?** [Water may not be warm enough. Limited observations so far.](#)

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: **Karl will report on situation.**
- Dan also instructed PLM to apply pellets around the dock of lot 86, entrance to inlet #3. **Karl will report**
- PLM planning for 2026 spraying dates was distributed to all members by Katherine.
- Nothing else to report from Dan.
- [5/20 PLM to apply pellets, too early to spray. Authorized PLM to apply additional pellets around certain docks with 5/20 application.](#)

Building: Neil Bendixen:

- Neil reports on 4210 Dawn Drive to do something to the seawall. No issue for the 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

- Consider newsletter for May-Spring. [Karl to connect with Katherine for president's update.: buffer zones, sediment testing.](#)

Lake Directory: John Cerne

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

Social Events: Sue Rausch/ Paul Zaciewski

- **Paul Zakiewski, could you please report** on the planned date of the fishing derby and advise us on advertising this event? You might use a flyer as in past years, and Melissa can put it on the website and Katherine may circulate to the membership. **Thank you, Paul.**
- Sue Rausch has agreed to continue supervising the 4th July Boat Parade, **thank you, Sue.**
- 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 arranged additional seeding with landscaper, Kyle of Pristine. **Gerry will follow-up.**
- When landscaping and seeding is done, this dredging issue can be closed.
- **Thank you, Gerry, for a perfect supervisory job over many years.**
[Pristine did reseed, new growth is emerging. 2025 dredge project closed.](#)

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. **Karl will report on situation.**

Future Big Area Dredging:

- 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 order is required by Mid American Group. **This meeting to decide and give written confirmation to go ahead with sediment testing. Karl to email signed "Work Order".**
[Board approves accepting sediment testing work order with Mid American Group, which includes testing, consultancy, and submission to EGLE. Expecting quick acceptance of work order, likely results should be available ahead of the AGM. Karl to send signed WO 5/20/26.](#)

Lake History Documentation:

- Board decided to publish this excellent document on our website. **Melissa will report.**
[Document added to website. On a unique page under Board Information, listed after by-laws, and association regulations.](#)

Mowing Compensation:

Karl to report on this issue. To conclude. [Laurie to review historical records, pending for next month's 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.

Lake Improvement Committee:

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. Thank you Susan Risk and Evan Malcheff agreed to volunteer as chairs of Lake Improvement Committee.

Next meeting Tuesday June 16th

Association Members Open Forum: