

Lake Bel-Air Property Owners Association
Minutes for Dec 1, 2011 Board of Directors Meeting
North Adams Public Library

Meeting called to order at 5:30 p.m. by President Kinczkowski

Pledge of Allegiance

Roll Call—Bob Kinczkowski (President), Duane Chase (Vice-President), Pat Knight (Sec/Treas.), Mike Willard, Roy Vargas, Mike Mascarenas, and Elizabeth Hermann

All Present—Quorum declared

Consent Agenda—Agenda approved

Minutes of the September 29, 2011 were read and approved as corrected

President's Report—Discussion by Bob Kinczkowski of the state of the lake and the Board

Bill Word (and County crew) removed boards from the dam in mid-November. He expressed some concern about a hole on the south side of the concrete dam in the earthen part. He will investigate and get back to us with a report.

Treasurer's Report—\$21,136.82 in checking. Bills in the amount of \$1,715.36 were submitted, voted on, and approved. All bills have been paid. Treasurer was questioned about the status of dues and special assessment payments. Five residents are three years or more in arrears. Four have not paid for 2011.

Committee Reports—

Weed Control—There was a lengthy discussion on weed control. Two bids were received, one from ATI and one from PLM. ATI's bid was considerably higher, even with "bare bones" applications. Motion was made and approved to award the bid to PLM. There was a discussion on the length of a contract with PLM. Motion was made, voted on, and approved to go with a five year contract. Note: The contract contains a clause that allows either party to terminate the contract with 90 days advance notice. The multi-year contract allows for considerable cost savings to the lake over contracts done on a year to year basis. Assessment will remain the same—\$175.00 per lot. Payment due April 1, 2012 (per By Laws)

A water quality report was completed by PLM as part of the 2011 contract. The report gives a

detailed analysis of the waters of Lake Bel-Air. The report found that the waters are phosphorus and nitrogen enriched. The analysis recommends that lawns should not be fertilized by the lake edge. The report found that the water is safe for swimming.

Wildlife—Continued discussion with DNR on fish stocking. Catfish was discussed. DNR stated that catfish should thrive in our lake.

Building Committee—Mike Mascarenas submitted a building permit application for a shed. Approved.

Website—Mike Willard and Elizabeth Hermann received three bids (for the construction of a Lake Bel-Air website). Further research to be done. A motion was made, voted on, and approved instructing the committee to secure a vendor to construct a Lake Bel-Air website, not to exceed \$1400.00

By Laws Revision—Discussion on revisions. Committee to continue to work on them.

Food Drive—Very successful. Mike Willard and Pat Knight delivered very large baskets with turkeys and a variety of foods to six local families. There was \$20.00 (plus) left over from monetary donations. A motion was made, voted on, and approved to donate this amount to the Salvation Army.

Old Business—Lake water levels were discussed. Further discussion and a meeting with Bill Word is necessary.

New Business—The placement of a marker buoy to indicate a shallow area east of the island near the peninsula was discussed.

Motion was made, voted on, and approved to change the meeting date to the third Wednesday of every other month, 5:30 p.m. at the North Adams Public Library. The next meeting January 18.

Moment of silence for the safety of all United States military personnel.

Motion to adjourn at 7:30p.m.