

BASS LAKE PROPERTY OWNER'S ASSOCIATION

MEETING MINUTES 6/05/21

I. Attendees

- A. *Officers:* Rick Anderson, Mary Topelian, AJ Gappa, Kathy Laiter
- B. *Directors:* Terry Chmiel, Mary Jesso, Rich Linkus, Rik Ritzler, Ron Vendl
- C. *Absent:* Gayle Smith
- D. *# of Property Owners/Guests Attending:* 30

Meeting opened with the Pledge of Allegiance.

Rick Anderson asked if anyone would like to speak to please raise their hand, be acknowledged, state their name and then make their contribution(s).

II. Minutes

Minutes for the May 2021 Property Owners' meeting were reviewed. One change under section "III. Treasurer's Report" to change May to March report. Motion was made by Mary Jesso with a second by Rik Ritzler to approve the minutes with the one change. The minutes were "approved" and will be posted on the BLPOA website <https://www.inbasslake.com/>

III. Treasurer's Report

Treasurer, AJ Gappa, reviewed the April report. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Mary Jesso and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:		April
Beginning Balance		76,757.26
Deposits / Trans.		---
Interest		.63
Withdrawals / Trans.		---
Ending Balance		76,757.89
Misc:		
CD – beginning balance		102,779.47
Interest		---
CD – ending balance		102,779.47
GRANT CHECKING ACCOUNT:		
Beginning Balance		25.00
Deposits		1,700.00
Disbursements		1,700.00
Ending Balance		25.00
GENERAL CHECKING ACCOUNT :		
Beginning Balance		39,372.02
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling		34,123.25
Disbursements		27,009.79
Ending Balance		46,585.48
TOTAL ALL ACCOUNTS		226,147.84

IV. Beautification / Welcome

Mary Jesso stated she would be taking over this committee when Gayle Smith steps down from the Board. She advised that they received notice of one new homeowner and made contact to let them know about this organization and the area.

V. Social Committee

Mary Topelian stated that October 23 would be the annual Soup Social. There are about 20 soups that you can taste and vote for your favorite. It will take place at the BLPOA building and there is a \$5 entrance fee. A suggestion was made to possibly include a Chile category.

Rick Anderson stated the Annual Bike Ride would be on Saturday, July 17.

Bass Lake Festival is always the last full weekend of July and this year will be July 23, 24 and 25. You can go to their website to register for an event. This year the theme is Roaring 20's and the Festival Committee is selling t-shirts along with some local businesses.

VI. Building Rentals

Rich Linkus advised that rentals are picking up. We have raised about \$775 to date for this year. Prices are listed in our directory. It was also noted that we do not rent our furniture to be used outside of our building.

VII. Park Board

Rik Ritzler advised that the money received from the Stellar Award for the trailhead project would not be completed this year. The bids received were significantly higher because of material costs. Some other projects have been downsized increasing project funds. The project will be rebid in November. Anticipated completion dates is now spring 2022.

The Bass Lake Beach will maintain the "status quo" for this year and not make any significant changes. The man previously running the beach has been contracted to stay on for this year. The Park Board has rented a beach grooming machine from Boston to clean glass and stone from the beach area. The stone for erosion control project is to be completed soon. Looking at possible restaurant, food trucks and kayak rentals at the beach and plan to use the remainder of this year to plan for the future.

The next Park Board meeting will be on Tuesday at 6:00 pm at the Annex building.

VIII. Building Maintenance

Ron Vendl stated that we have resumed our monthly exterminating program. We have contracted with Termishield out of South Bend for \$35 per month.

The flagpole has been repaired and we are again flying a flag.

Ron plans to check exit lights to make sure none needs maintenance.

IX. Neighborhood Watch

Ron Vendl stated we do not have specific details for May incidents yet. The Crime Manager Alert did indicate there were 54 total incidents. Ron shared that there is a new speed indicator sign and from 4/28 through 5/3 recorded 11,000 vehicles with the fastest going 65 mph, which could have been a police car.

At a membership drive, you can pick up a flyer with some ideas on preventing burglaries at home as well as other ideas/suggestions in regards to safety.

The next meeting will be on Monday at 6:30 pm at the BLPOA building and is for the 12 members of the group. If you have any concerns or subjects you would like covered, you can attend or reach out to Ron Vendl (information in front of directory).

X. Bass Lake Conservancy District

Larry Collura stated we had 4.8 inches of rain in May. The well has been on since the lake ice broke up and usually pumps 1.4M gallons a day on average. Larry confirmed the DNR could ask them to turn off the well if the drought continues and the water table volume drops. We did go down to 1.1M gallons per day but it has come back up and they will continue to pump as long as they are able to.

The BLCD was given permission to treat 123 acres of the 340 requested for Eurasian Watermilfoil on June 14 (weather permitting). There is a map on the BLCD website showing the areas to be treated. Debbie King, from Indianapolis, comes to survey the lake and is the decision maker as to the amount of area to be treated.

Question asked about individual homeowner being able to treat in front of their homes. Rick Anderson stated 625 sq. ft. is what you can treat and purchase it from Aquatic Control in Valpo or you are able to purchase it on Amazon as well.

The BLCD will be holding its annual meeting on June 26 at their building. There were two positions up for re-election, District 3 and 4, and the incumbents (Jerry Boradstreet and Larry Collura) will be re-elected since there were no one opposing them. The District has made several improvements including computerized/mechanized systems and alarms to notify the engineer of any system issues. Also scheduled is the installation of four permanent generators at strategic lift stations by year-end.

To stay current on lake activities and updates please visit the BLCD website:
<https://www.blcd-ind.org/>

XI. Old Business

Solar Farm & Irrigation Committee: Rick Anderson state the project is moving along and they do not see any reason for it not to proceed. This project includes about seven irrigation wells and they are looking into redirecting some of these wells into the lake. A person from the solar company will be here late June or early July along with some of the committee to review the pumps. Many approvals will need to be obtained in order for this to move forward so nothing is confirmed at this time. A member offered to join the committee and comes from a nuclear engineering family and father, Jack Lazowski, can help with insight and process/approvals required.

Welcome Sign Committee: Mary Topelian has agreed to head a committee to look at the new "T" intersection to install a new welcome sign. They will need to work with the County and commissioners for what will be allowed in the area. Mary will welcome anyone with design experience to assist.

Healthy Shoreline Grant: Kathy Carrier stated that three years ago we applied for a grant to install glacial stone in front of seawalls. There were 44 homeowners who applied for the \$35,000 grant. Eight homes have been completed for about \$10,000 and nine more are approved for about \$18,000 with six more trying to apply for grant money. DNR has denied three to four requests because they did not have an actual seawall. The team is looking at applying for another grant once this project has been completed since only about half of those interested were able to complete the project.

XII. New Business

BLPOA Annual Meeting & Election: Rick Anderson reminded us during Covid last year we did in not invite guest speakers but we will reach out this year. Kathy Laiter stated she sent emails to most of those that served on the Board over the last ten years to see if there is any interest in running again. She was given a list of about ten people that may be interested in applying for a position and will reach out to them as well. Anyone interested in running for a position should reach out to her as soon as possible.

Boating Class: Terry Chmiel stated that we have ten people registered for the boating class on June 26 starting at 9 am.

Membership Drive: Kathy Laiter notified members that the membership drive on the 26th will be canceled due to a rental conflict as well as having received just about all of the membership forms. An email will be going out notifying members that this drive will be cancelled.

A motion was made, seconded and approved to adjourn the meeting at 10:27 am. The next meeting will be our Annual Meeting on July 10, 2021 at 9:00 am.

Respectfully submitted,

Kathy Laiter
BLPOA Secretary