

# BASS LAKE PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES 4/06/24

### I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, A.J. Gappa, Kathy Laiter,
- B. *Directors:* Aileen Collura, Cathy Wagner
- C. *Absent:* Shirley Grajewski, Mary Jesso, Bill Slavik, Mary Topelian, Ron Vendl,
- D. *# of Property Owners/Guests Attending:* 24

Meeting opened with the Pledge of Allegiance.

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

### II. Minutes

Minutes for the March 2024 Property Owners' meetings were reviewed. Motion made by Tom Busch with a second by Aileen Collura to approve the minutes. 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 February report. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Tom Busch, and will be posted on the BLPOA website.

<b>OPERATING FUND/MONEY MARKET:</b>	<b>FEBRUARY</b>
Beginning Balance	27,758.85
Deposits / Trans	---
Interest	9.47
Withdrawals / Trans.	12,000.00
Ending Balance	<b>15,768.32</b>
<b>MISC:</b>	
CD #1	<b>105,957.16</b>
Interest	265.71
CD #2	<b>72,040.80</b>
Interest	297.89
<b>GRANT CHECKING ACCOUNT:</b>	
Beginning Balance	25.00
Deposits	---
Disbursements	---
Ending Balance	<b>25.00</b>
<b>GENERAL CHECKING ACCOUNT:</b>	
Beginning Balance	2,771.59
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	14,410.84
Disbursements / Transfer to CD #2	<b>11,593.67</b>
Ending Balance	<b>5,588.76</b>
	<b>199,380.04</b>

#### **IV. Building Maintenance**

Terry Chmiel stated that with the exception of about two dozen tape spots on the walls in the blue room being touched up nothing else took place. A member asked about previous plumbing issue and Terry answered that all has been fixed to include ripping up part of the floor, new piping, fix the pitch of pipes as well as new exterior pipe.

#### **V. Rentals**

Terry Chmiel shared we had one in January and March. We have seven scheduled. We are working on creating an official policy regarding alcohol on site and currently doing our homework on new governmental policies.

#### **VI. Social Committee**

Kathy Laiter shared that the 2024 Pizza Party is scheduled for Saturday, May 18, at 5:00 PM. You can purchase tickets today. They are \$5, five and under free, and tickets will be sold at the May monthly meeting as well as the May 18 membership drive

#### **VII. Bass Lake Conservancy District**

Larry Collura noted that March rainfall was 2.94 inches and we have over 3 inches already this month. The pump has been turned off as the water is still coming over the weir. For March 36 million gallons was added to the lake. The BLCD is continuing to attempt to get the DNR to come out to clean out the weeds at the weir. They are also supposed to clean out the drainage ditch. They said they would be out last year and the conservancy is still working on getting them to come out to do the work.

For more information and lake maps please go to the BLCD website at: <https://basslakecd.in.gov/>

#### **VIII. Park Board**

Tom Busch shared that the next meeting is Tuesday at 6:00 pm and the Troyer Group will be attending. They are the consultant to monitor the grant application for upgrades at the beach house. The last step is Federal approval which should be completed within the next few months.

#### **IX. New/On-Going Business**

##### *Stellar Pathway Project:*

Tom Busch shared he is part of a team that includes several communities within Starke County on a State grant that he shared at our last meeting. This committee is asking the BLPOA to submit a letter of support so a Letter of Intent can be submitted and the Board has agreed to submit one. Four communities will be selected to move on with their application for the Stellar Pathway grant.

##### *Hazardous Waste Collection Event*

Terry Chmiel stated there is a flyer on the side table describing the event to include what items will be accepted.

#### **X. Audience Questions/Comments**

*A question was asked regarding the status of a second pump.*

Terry Chmiel stated we covered this at last month's meeting but in summary the Board had scheduled a meeting with Doral and they did not show up and actually canceled the morning of the meeting. They asked us to sign a definitive contract that morning without meeting or talking with us. When we declined since we asked for two years to meet with us and they did not they responded that they would then move on to work with the county. They shared with us that when they received the test pump report they had backed off with moving forward. Terry shared he attended the last Commissioners meeting and spoke with them. They confirmed they are speaking with Doral so the project is still active. For any further information you would need to attend the Commissioners meetings and speak with them.

*A member stated that he walks along the free beach area on the west side of the lake and there is a lot of dumping and trash in the area. He fished out several five-gallon buckets of driveway sealer between the two curves. Can we get some patrols or something for clean up around the lake?*

A discussion took place and it was noted that there are several people that already pick up trash in the area. A garbage container was looked at being placed there but the decision was made it would overflow and

invite people to dump even more garbage. Tom Busch stated he could attend a Commissioner's meeting and bring up the subject of the county cleaning up the long stretch of road but the Board needs to meet first to come up with a plan before presenting it to the Commissioners.

Another question was asked if we have a clean up weekend sponsored by the BLPOA. It was mentioned that in the past there was a dedicated day and after a discussion the Board would look at bringing the event back.

A motion was made, seconded, and approved to adjourn the meeting at 9:32 AM. The next meeting will be May 4, 2024 at 9:00 AM.

Respectfully Submitted,

Kathy Laiter  
BLPOA Secretary