

Bass Lake Property Owner's Association Meeting Minutes 05/05/2018

I. Attendees:

- a. **Officers:** Rick Anderson, Mary Topelian
- b. **Directors:** Diane Andrews, Diane Blais, Aileen Collura, Kathy Laiter, Gayle Smith & Ron Vendl **Absent:** AJ Gappa, Jan Dwyer, Rik Ritzler
- c. **# of Property Owners Attending:** 28

The Pledge of Allegiance opened the meeting.

Opening Comments:

As always, if you would like to speak, raise your hand, be acknowledged, state your name and then make your contributions.

- II. **Minutes of the April 7th, 2018 Property Owner's Meeting – Three changes to the Directory Report were made by Ron Vendl.** Then, the minutes were moved to "Approved" for posting on our web site.

III. Treasurer's Report April 2018

- I. AJ was unable to attend today's meeting. Rick stated, AJ will give the April & May Treasurer's report at the June meeting. We have about \$160,000.00 in our accounts.

II. May Regular Business

By-Laws Article V Section 1: At the stated meeting of the board in May, committees of three (3) shall be appointed by the board as follows:

- a. A committee to audit the books of the Treasurer and Secretary unless previously audited by a C.P.A. appointed by the board (Audit and Budget Committee). It shall also be the responsibility of the Audit & Budget Committee to tally the votes for any elections and/or ballot proposals presented at the annual meeting. *PO currently using Weidner & Company for audit & taxes.* **Sandy Bernardi, Nancy Fosnough & Michael Sacco were appointed to the committee.**

- b. A Nominating Committee to present a printed slate to be voted on. Up for election: *All Officers & 4 Directors: Andrews - Laiter (Gappa) - Ritzler - Vendl (Nowaczyk)*

Article 3. Section 3. Secretary will serve as chairperson of the Nominating Committee.

Diane Blais & Mary Topelian volunteered to join Jan Dwyer (Secretary) on the committee. Ron Vendl & Kathy Laiter said they intend to be on the ballot. Mary & Rick will also be on the ballot probably along with AJ & Jan.

New Business

1. Starke County Environmental Waste Day is set for September 15th. A list of acceptable and not acceptable materials will be posted on our website. Rick read the two lists.

2. Mary gave some preliminary information on a new Starke County RV ordinance that was passed. We need to receive a copy and review it.

III. Committees Reports

1. Fireplace Room – Mary Topelian

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- Mary has received two bids. Looking to replace the flooring. Take out carpeting. Put in vinyl flooring. Reframe the sliding fabric door. Painting. Carry the flooring into the kitchen. 1 quote in hand. Waiting on a second.
 - Running into summer months. Will wait until the fall or winter.
2. **Beautification- Diane Andrews**
- Spring flowers are coming up.
 - There is some trash that needs to be picked up.
 - Diane stated this will be her last BLPOA board meeting as she is moving back to Plymouth.
 - Gayle Smith will take over as head of the committee.
 - Rick gave a "Big Thanks" to Diane for all her beautification efforts and Mary presented her with a gift. Thanks again Diane.
3. **Directory – Ron Vendl**
- All the ads are in with additions from last year.
 - The directory will be bigger and have a paperback book type binding. It will increase the cost a little. Directories will be \$7.49 each. We covering the cost of it through the cost of the ads? Getting paid gas mileage for chasing around. We will need to decide on limiting pages for ads and going back to the old style next year.
 - Ron & Russ will help with the directory next year; however, they indicated they will not be in charge of the Directory Committee. They have two computerized advertiser databases along with procedural information to pass on.
 - A new Directory Committee needs to be established. Mary & Kathy Laiter expressed interest on being on the committee.
4. **Social-Mary Topelian/Rick Anderson**
- The first membership drive is the morning of the Pizza party. Volunteers are needed to help. Rick will take sign ups, money and names of additional volunteers the morning membership drive.
 - Mary made comments on the Bass Lake Festival. Volunteers are always appreciated and welcomed.
5. **New Member Welcome Committee - Gayle Smith**
- The pamphlet is finally in print. The centerfold of the pamphlet is the Erie Trail. It has a focus on family and small children regarding things to do.
 - Intention to go to each of the realtors to give them an older directory and a new welcome pamphlet.
 - The Erie Trail was highlighted by Gayle and Kathy Lucas. There is an ongoing effort to turn plastic bottle caps into plastic benches. Caps are being collected at the POB, the Marina and at Kathy & Steve Lucas' cottage: 4590 S. CR 210.
6. **Rentals – Diane Blais**
- Doing fine, not much has changed.
7. **Building Maintenance - Rick & Ron**
- One light was repaired.
8. **Buoys - Rick**
- New buoys have arrived. Chain with anchors have been made. Lights have also arrived.
 - Contact Daphne to pick up your "Adopt-a-buoy".
9. **Garbage Collection - Rick**
- All seems to be going well.
10. **Website - Larry Collura**
- Larry is still working on technology refresh for the website.
 - Larry placed several years of BLPOA records on a thumb drive and gave it to Rick.

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- Larry suggested a fire proof cabinet be purchased for old hard copy records.

11. **By-Laws - Mary**

The revised bylaws were reviewed and copies were handed out. The changes are mainly to bring the by-laws up to date with current technologies like email notifications. They will again be reviewed at the June 2nd Property Owners meeting and voted on at the July 7th Annual Meeting.

Bass Lake Conservancy District - Larry Collura - next meeting March 19th

- 2.32 inches of rain in April
- Riviera Point – (By the old Buchta's store) - Did some testing in this location. There are 16 lift stations running on the lake. May 21st is the next meeting.
- Still need a District 1 Director (Boa Shores to SOS). The Director at Large will also be up for vote Saturday, June 30th.
- To be one the ballot, you must have a petition submitted by Midnight June 1st.
- Camera tests are being reviewed and more testing is anticipated to determine if illegal hook ups exist.
- A LARE Grant has been obtained to treat the milfoil weeds in the lake.

Neighbor Hood Watch - Ron Vendl

- The first yearly meeting was Wednesday, April 9th.
- There was an auto theft reported - civil matter. An elderly gentleman passed away and one of his kin ended up with the car that was supposed to go to another family member.
- There were three traffic stops. One warning; one ticket; one arrest for drugs.
- A two motorcycle accident on April 12 - North Judson man died at the scene and Knox man was airlifted to South Bend Memorial and listed in critical condition. Both were not wearing helmets and alcohol and speed are believed to be factors in the accident.
- The California Township Fire Department responded to a fire that was quickly extinguished.

IV. **Unfinished/Old Business**

- No progress on an electronic sign. The Knox VFW paid \$30K. Rick said - very expensive.
- **Additional Discussion Questions/ from the Audience**
- Ken McCormack comments on the electronic sign. "Don't really need it."
- Kathy Carrier stated work is progressing on a 2019 Grant to help property owners with the cost associated with adding glacial stone in front of their concrete sea walls.
- Debbie Mix stated that Bass Lake Beach lease renewal discussions will take place at the Tuesday, May 15th, 6:00 pm Park Board Meeting. All are encouraged to attend the meeting and make comments you deem appropriate. Rick stated he plans to attend.

Meeting adjourned at 10:15 a.m.; Rick Anderson, BPOA President

The next PO meeting is scheduled for June 2nd.