

Bass Lake Property Owner's Association Meeting Minutes 06/02/2018

I. Attendees:

- **Officers:** Rick Anderson, Jan Dwyer, AJ Gappa, Mary Topelian,
- **Directors:** Aileen Collura, Kathy Laiter, Gayle Smith, Rik Ritzler, Ron Vendl,
- **Absent:** Diane Blais
- **# of Property Owners Attending:** 29

II. Minutes of the May 5th, 2018 Property Owner's Meeting – were moved to “Approved”

III. Treasurer's Report

I. Money Market account April 2018 Report

- Beginning Balance \$125,065.11
- Withdrawal/Transfer to Checking=\$0.00
- Ending Balance = **\$125,065.11**

II. Checking account April 2018

- Beginning Balance= \$31,314.48
- Disbursements=\$10,434.53
- Received Memberships, Rentals, Directory=\$20,881.00
- Ending Balance April 2018 **\$41,760.95**

III. Total All Accounts as of April, 2018= **\$166.826.06**

IV. Money Market account May 2018 Report

- Beginning Balance \$125,065.11
- Withdrawal/Transfer to Checking=\$0.00
- Ending Balance = **\$125,065.11**

V. Checking account May 2018 Report

- Beginning Balance= \$41,760.95
- Disbursements=\$16,623.36
- Received Memberships, Rentals, Deposits & Donations=\$40,282.00
- Ending Balance May 2018 **\$65,419.59**

VI. Total All Accounts as of May, 2018= **\$190,484.70**

Comments on Treasurer's Report:

- Treasurer's report was moved to “Approved.”

IV. July 2018 Annual Election

- **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 Treasure 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. Michael Sacco, Sandy Bernardi & Nancy Fousnough* were appointed.
 - b. A Nominating Committee to present a printed slate to be voted on. The Nominating Committee: **Jan Dwyer, Secretary & Chairperson,**

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Mary Topelian & Diane Blais were appointed. Up for election: *All Officers & 4 Directors: Diane Andrews (Open position) – Kathy Laiter, Rik Ritzler – and Ron Vendl*

- c. Article 3. Section 3. Secretary, will serve as chairperson of the Nominating Committee and is responsible for printing membership lists and ballots.
- d. By-Laws - Most communication now email. On ballot will be voting on changes to by-laws.
- e. Voting- Need to have a second \$40 membership to have both members vote in the same household. If you own more than one property, can add that as a separate membership to extend voting within the household.

V. Committees Reports

1. By-Laws -Rik Ritzler

- Voting procedures are the biggest changes
- Staggering of voting of directors has changed. 1 to 2-year changes. VP and Treasurer on even years. President and Secretary on odd years.
- Carol Blastic - Anything about absentee voting? Stays the same. Must be present. Ron Vendl suggested putting the new By-Laws on the website. Rik will send in pdf to Larry.

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2. Fireplace Room – Mary Topelian

- Put it on hold last month. Looking for more bids. Pushed off to the Fall. Depending on how quickly a contractor can get the flooring up, could take 2 weeks.
- Targeting for October; put together a scope of work. Tear out carpeting and possibly go through into the kitchen. Painting the wall.

3. Directory – Ron Vendl & Russ Blais

- Winding down on the directory. Good feedback on the book. Has paper book binding. Increased price by \$1.25. Collected a little over \$8000.
- Russ and Ron need to turn in mileage. Last book to advertiser delivered to Gina Marie's. One advertiser still owes money. Russ is still actively pursuing the collection of the \$50 owed for one advertisement.

4. Beautification – Diane Andrews (open position)

- Gayle Smith represented committee.
- Flower beds at triangle have been weeded. Flowers planted and mulched.
- Flower box at BLPOA has been planted.
- Asking Fingerhut Bakery to have a flower box.
- Committee is meeting on 6/2/18 after meeting.
- Mary is asking if anyone is interested in joining the committee. Stellar Community is through the Economic Development. Stellar is on 6/14 at 6 pm. It will educate on how to apply for Grants for beautification of community. A couple of representatives will attend to understand how to become a Stellar community

5. Social-Mary Topelian and Rick Anderson

- Pizza Meet & Greet - Made about \$20 in profit. Meant to break-even. Trying to get people to get to know each other.
- 310 attendees
- Next event is a bike ride. Needs some work if we are going to do it. Should be in July. Firm up at next meeting.

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- Festival at end of July. New t-shirts are out.
 - Registration Days: 9 am - Noon on June 9th and June 23rd for t-shirts. 9th will be ice cream and 23rd will be popcorn.
 - Always looking for volunteers for the festival. Go to BassLakeFest.com to look through events to participate and there is a link for volunteers as well.
6. New Member Welcome Committee – Gayle Smith
- Recap books have been delivered to the realtors.
 - Felt it was necessary to enlighten the owners.
 - Also visited with some folks who have received the pamphlet and were welcomed.
 - Did we put on website? Send it to Larry to add.
7. Rental-Diane Blais
- Nothing significant to report currently.
8. Building Maintenance – Ron Vendl & Rick Anderson
- Nothing to report.
9. Buoys – Daphne Hackler & Rick Anderson
- Family emergency has deterred some of the work. 7 of the 8 buoys that Larry was taking care of are in the lake .
 - The big rock straight in line with marina is missing a buoy. Putting efforts out to get more marked.
 - More volunteers are needed to help with identifying missing buoys.
 - Rick checked the depth to put in the new Cedar Point buoys. Butch put in two additional.
 - Two Ice buoys were also located.
 - Moving the Cedar Point/Gull Point buoy to the drop offs added a couple of extra 100 extra ft to the marked channel width.
 - Need a map as a point of reference for new home owners. Cedar point, Cranberry Point, and Gulf Point given that these are terms often used to reference locations on the lake.
 - There is a map in the book. Should get a map together and put it on the website. Need to add the names which have been used here.
 - Map is on the conservancy website. Larry Collura can add the point of references to this map and move it over to the Bass Lake website.
 - 350 ft offshore is where your buoy needs to be. Anything within it should be no wake zone. Will be pulled over even if your buoy is set a 200 ft out from shore.
10. Garbage Collection – Rick Anderson
- Recycling mess was cleaned up.
11. Website – Upgrade Records Retention – Larry Collura
- Summer pictures are now on the website
 - If you let Larry knows about events, he will add to the page. Send the message to Larry.Collura@att.net Tabitha also adds announcements to the FB page.
 - We have an email server, so a lot of power.
 - Still looking for a bigger, better website. Everything received now is higher definition, so we need a better website
 - Getting hacked 10-11/week.
 - Record retention 7 yr. limit on Treasurer's report.
 - We are backed up until 2010 electronically.
 - Paper is potentially forever

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12. Healthy Lakes Rick Anderson

- On Tuesday, May 30th. IU came up from Bloomington. We are now part of the Clean Lakes Association. Spent time with Phil and learned how to test the water with help from IU. Adding the data into the IU database. Now we will have more data to back up what we want to do with the lake. Team of volunteers in place to test the water.
- On Monday, 6/4, meeting at 9CT/10ET, with DNR. Rep will take an audit of the seawalls. Rod will be helping with where seawalls are located to know where to put glacier rock. Nate Thomas will help us to write grants (80% is funded by grants)
- Great progress on getting engagement from Indiana and Purdue University.
- Another part of this is educating the homeowners.
- The IN Clean Lake website has a lot of information and high quality of content.
- Bass Lake does not have its own designated DNR. But will be adding a new rep. Don't have a time of starting. Resource is still in training which is about 16 weeks.
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Bass Lake Conservancy District

- Rain report. 4.53 inches.
- Right at normal.
- When are we going to start the pump? From the BLCD, don't want to turn it on until it goes up over the weir. The old weir would leach out 14 inches below top.
- They are authorizing Tom to turn on pump 6/4/18. Run 5 days to clear it out. Thinking it will need to stay on.
- Aquatic control identified 20 acres of milfoil control. DNR is only going to do 0.5 acre at the launch. If your prop chops up the weed, it is just going to spread it. The more activity on the lake, the faster it grows. Campaigning for more eradication. Russ will renew his position. For all of Boa Shores area, need someone in a position for a year and then next year it will be a 4-year position. BLCD meets once a month on the 3rd Monday of month.
- When all the weeds were killed by the area referred to as "hillbilly beach", they don't disintegrate and end up floating in the water as sticks.
- Aquatic control is hired to monitor the lake. Phragmites are also very invasive along the shoreline. BLCD would like to have it eradicated. We use a grant to pay for it.
- The lake is cloudy. A lot is going on regarding what is causing this. The lake is not dead. We have had a seismic event that opened springs and it is bringing stuff up from the bottom of the lake. Boats and jet skis are churning up the water. It is getting better. Seems to be cyclical. Water is testing fine. Look at sulfates which can contribute to the foaming.
- Fishing is pretty good for walleye and crappie this year.
- Clarity improved from 3 inches to 12 inches by Rick Anderson's house.
- Not going to be doing weekly E coli testing. Elected to do once a month because only had one issue

Neighbor Hood Watch

- Extra patrols of Memorial Weekend paid by BLPOA which included the following:
 - 9 golf cart checks; stopped truck for seat belts.
 - Ran radar at beach

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- Complaint of loud music at the Honey Hole. Spoke to the owner regarding the complaint.
- Numerous golf carts on State Road 10
- Assisted county unit on neighbor dispute
- Assisted a boat launch at 6:30
- Boa shores for unconstrained child.
- 1 - 9 pm were the staffed hours.
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VI. New Business

Electric Sign Proposal

- VFW - paid \$30K for an electric sign.
- We have enough cash to address the needs for signs and more updates to the building.

Additional Questions/Comments from Property Owners/Audience

- Sandra Dean questioned "Do they give a listing of the rules?" (for golf carts) Tiffany Balaszek: stated they were just verbally told. Did not give the rules in documentation. Any rules given about driving on State Road 10? Confused by the signs. Need to go to the Starke County website. Why aren't they giving the rules? Must be discussed with the County, not the BLPOA organization.
- Ignorance of the law is not a defense. The commissioner meetings are held twice a month and this topic needs to be brought up at those meetings.
- Flagpole removed from the triangle. Correction, it was hit by a motorcycle.
- Baseboard is not painted. Why? It is treated lumber. If you paint it, paint will chip when building is cleaned. Suggestion to have it stained.
- Art Wagner – Does someone have GPS coordinates of where the rocks are at? The DNR used to mark them, but they don't anymore. We will check with DNR.

Closing Motion - Approved 10:10 am. Annual Meeting is July 7, 2018 Jan Dwyer