

BASS LAKE PROPERTY OWNER'S ASSOCIATION

MEETING MINUTES 8/24/19

I. Attendees

- A. *Officers:* Rick Anderson, Mary Topelian, A.J. Gappa, Kathy Laiter
- B. *Directors:* Zac Binkley, John Bucher, Terry Chmiel, Rich Linkus, Rik Ritzler, Gayle Smith, Ron Vendl
- C. *# of Property Owners/Guests Attending:* 27

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 of the July 13, 2019 Property Owner's meeting were reviewed. A motion was made by Mary Topelian with a second by Gayle Smith to approve the minutes with one spelling change under the DNR section. The minutes were "approved" and will be posted on the BLPOA website.

III. Treasurer's Report

The July treasurer's report was reviewed, approved for audit and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:	JULY
Beginning Balance	100,576.18
Deposits / Trans.	-----
Interest	152.50
Ending Balance	100,728.68
MISC:	
CD	100,000.00
Grant Checking Account	25.00
GENERAL CHECKING ACCOUNT :	
Beginning Balance	23,313.80
Disbursements	7,931.33
Rec'd: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	19,636.00
Ending Balance	35,018.47
TOTAL ALL ACCOUNTS	235,772.15

IV. Stellar Community

Rik Ritzler stated that there are four finalists and whoever wins will be awarded \$16M. When Starke County wins about \$5M will be used at Bass Lake Beach. The County has to match 20% and they have committed \$2M and so far there is about \$1M in matching funds from personal donations. If anyone would like to make a personal donation to the project you need to contact Jessica Martinovic.

Projects at the beach will include a new building with café and floating water park. Money raised at the beach will be put back into the beach. There will be a pier for boats to use for the café and outdoor seating during the summer. During winter the café will use the great room for seating. There will also be kayak rentals.

There will be trail and golf cart connectors; 550E will lower speed limit to 35 mph and resign and repave the road from Knox to Bass Lake for golf carts and bikes. The bike trails will connect the lake to the trail and the undeveloped land by the triangle east of the public launch ramp will have a hub building with bathrooms and overflow trailer parking. The Bass Lake beach manager and 2 assistants will maintain this building. There will be trails connecting San Pierre to North Judson and Hamlet to Knox. After eight years the beach manager will hire the sub-contractors for the campground and piers but for now the County will co-exist in running things with the current lease holder.

Gayle and AJ are working on a project and that would increase the signs around the lake. Uniformity of signs around the lake as well as street signs will have a different look. The County will maintain the signage.

Discussions took place prior to Zac Binkley making a motion for the BLPOA to commit to \$40,000 over a four year period upon receipt of winning the Stellar Project. It was seconded by Rich Linkus and the Board unanimously approved the motion.

V. Beautification Committee

Gayle Smith asked everyone to look at the purple plant on the side table. She identified it as an invasive weed that can release thousands of seeds resulting in it spreading.

Gayle stated she has forms that explains the process to help clean up blighted and abandoned properties around the lake. She said the forms must be signed and turned in at the annex building in Knox.

VI. Social Committee

Rick Anderson stated the Soup Social is scheduled for 10/19 and we need a point person to coordinate it or we will need to cancel it. Mary Topelian will write a procedure and has records to hand off to the new person. We have a couple of volunteers to assist but looking for someone to take lead. Zac Binkley indicated that his wife, Raelyn Binkley, volunteered to head up the committee and can be reached at 219.869.0198.

Mary Topelian explained that the Christmas Craft Bazaar is cancelled as it is too late to coordinate and get vendors so we will need to look at holding it next year.

VII. Building Rentals

Rich Linkus has taken over building rentals. He stated he just took it over a few days ago and let everyone know that the rates are posted in the front of the directory. You can leave him messages on the BLPOA office phone. He also shared that we are looking at plans to

upgrade our current phone system -- currently using an answering machine and moving to voice mail.

VIII. Building Maintenance

Rick Anderson indicated that we have received one quote to date to repave the parking lot. Since we need more the Board has decided to wait until the spring to do it.

Rick stated that our recorder for the security cameras has stopped working so we are looking into replacing it. It was recording 30 days at a time and we have 7 cameras.

Rick shared that we are looking for a new cleaning service. Mary Topelian will put together a list of weekly and monthly chores that need to be performed in order to get quotes for a new service.

Ron Vendl stated that the fire extinguishers will be having their annual check-up shortly.

IX. Neighborhood Watch

Ron Vendl stated that we lost the officer that was attending our monthly meetings. If you attended the BLPOA annual meeting you met the replacement officer. Detective Lawson is more reserved in sharing information with us. Ron reviewed some of the statistics for July. On July 26 from 7-11 pm an officer performed five traffic stops but his log does not indicate what stopped them for. Ron informed us that the crime app alert is still not working.

The Neighborhood Watch is still looking for a secretary to take minutes and send to Ron so he can have them prepared for their next meeting. The next meeting is Monday, 10/07, at 6:30 pm.

X. Buoy Update

Additional buoys have been ordered and we are waiting on delivery.

XI. Bass Lake Conservancy District

Larry Collura stated that we had 4.425 inches of rain in July and for the first three weeks of August we have had 2.67 inches. Monthly E.coli testing is at an acceptable level. The BLCD is in the process of doing some new surveys of the lake and plan to have a new map by September. Larry reassured members that we do not have the algae that has killed pets at other lakes and that the DNR monitors it. A question was asked about spraying for weeds in front of their home. It is recommended that if you are interested in spraying for weeds that you contact Aquatic Control. It was noted that a yellow plane was seen laying down a fog on the east end of the lake. Larry said he would speak to Jerry Broadstreet and the DNR about it.

XII. Healthy Lake & Shoreline

Kathy Carrier said we receive \$35,000 in LARE Grant money which will be used by the 44 property owners for glacial stone. They will receive a letter from the committee next week and begin moving forward.

Fish & America Grant is due by the end of September. It is an erosion control project at the beach and they will work with the Park Board on the grant.

Hosted an educational table at the festival and it was successful.

Water clarity is currently about 3 feet 9 inches and last year at this time was about 1 ½ feet. The Blue Gills have helped tremendously. DNR stocks our lake and we work with them.

XIII. New Business

Rick Anderson stated that we will look at the 2020 Directory at our October meeting and we will need 2-3 people to assist with the project.

Garbage/Recycling update: Zac Binkley is the new coordinator for our garbage/recycling committee. Rick Anderson stated there are currently 135 paid for curbside recycling and waiting on 3 additional who had expressed an interest.

A motion was made, seconded and approved to adjourn the meeting at 10:18 a.m. The next meeting will be October 5 at 9:00 am.

Respectfully submitted,

Kathy Laiter
Secretary, BLPOA