

Bass Lake Property Owner's Association Meeting

Approved Minutes 11/4/2017

- I. **Attendance: Officers; Rick Anderson, Mary Topelian, AJ Gappa, Jan Dwyer, Directors; Diane Andrews, Diane Blais, Kathy Laiter, Rik Ritzler, Gayle Smith, and Ron Vendl. Absent: Aileen Collura.** The meeting was opened with the Pledge of Allegiance.
- II. **Minutes of the October 7, 2017 meeting** - were approved.
- III. **Treasurer's Report**
 - Money Market account Sept. Report
 - Beginning Balance \$174,982.84
 - Raised \$44.11 in interest
 - Ending Balance = **\$175,026.95**
 - Checking account Sept. 2017
 - Beginning Balance = \$12,884.75
 - Disbursements = \$7,900.30
 - Received Memberships, Rentals, Deposits & Donations = \$1,714.00
 - Ending Balance Sept. 2017: **\$6,698.45**
 - **Total All Accounts as of Sept. 2017 = \$181,725.40**
 - Money Market account Oct. 2017 Report
 - Beginning Balance \$175,026.95
 - Interest = \$0.00
 - Withdrawal/Transfer to Checking=\$25,000
 - Oct Balance = **\$150,026.95**
 - Checking account Oct. 2017 Report
 - Beginning Balance = \$6,698.45
 - Disbursements = \$6,544.17
 - Received Memberships, Rentals, Deposits & Donations=\$1,620.00
 - Transfer from Money Market= \$25,000
 - Ending Balance Oct. 2017 **\$26,774.28**
 - **Total All Accounts as of October 2017 = \$176,801.23**
 - **BLPOA Building Insurance**
 - Insurance on building normally begins on November 1 with payment made in October.
 - Annual bill from Nationwide November 2016 – October 2017 = \$4,554.00
 - Nationwide increased rate to \$4,999.00
 - Insurance Agent obtained new vendor, i.e. Selective Insurance at rate of \$4,265.00 per year
 - The new insurance company, Selective Insurance, is providing a savings of \$734.00.
- IV. **Committees Reports**
 - **Blue Room Bathroom**
 - With the Blue Room remodeled, the BR bathrooms don't look good. Recommendation to redo the bathrooms: Work identified: Both restrooms, floor, new door, new sinks, painting and new light fixtures. Bids are less than \$15K.
 - Out to bid from four contractors, three bids were returned. Committee head, Aileen Collura, is not here today. If we do the investment, then we will still be

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ahead in the association's funds balance as compared to last year's balance at this time. \$176K - \$15K investment would be \$161K

- Something needs to be done to make the building more attractive for rentals. Bathrooms are outdated. The floors show previous leaks. This is perceived to be hurting the rentals.
- Sliding barn door recommended for the women's for increased inside space.
- Bids are all about the same. A motion by Mary was approved to allow a capital investment of \$15K for the remodeling. Committee will make decision on contractor.

- **Beautification**

- Time to take out old flowers. Pine tree by the bell is dead. Tree needs to be removed. Also, a tree on the lot is also dead. Should remove it, but the tree doesn't belong to the association.
- Is flag pole lit at night? It should have solar lights on the flag poles. Ron will purchase two solar lights and Rik will install.

- **Social**

- Mary: The Soup Social had over 100 attendees. The "Fall Fantastic" yard contest was won by Tracy who works at the Pub. There were nineteen soup contest entries. The winners: People's Choice: Jane Anderson - creamy potato. Second place: Kathy Laiter - green pepper soup. President's choice: Evie Maranto - Italian sausage. Kid's Choice: Jan Sanders - chicken soup.
- Committee is also selling a recipe book for \$3.00. Will sell every year and add to it every year.
- \$443 collected at the door which included some ornaments. Added \$298.37 of profit to the social committee.
- If someone wants an activity over the winter, let Mary know

- **Rental**

- One rental change - a funeral memorial service in November. Our building is being utilized about 300 times per year.

- **Building Maintenance**

- Committee cleaned the attic. There are some paint touch ups needed in both rooms. Rentals are not supposed to use tape, but if we have evidence of the use of the tape we can deduct the paint repairs from the deposit.

- **Buoys**

- A couple of people volunteered to help take over. Six old red and green buoys are worn out/destroyed. Need to order four of these soon (green and red). Larry

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Wiser needs some. Rick will order them. There are about seventy buoys on the lake. They usually last about ten years.

- A few people are not putting them out. Rick will address this issue. If there is a number on it, then it belongs to BLPOA. Some have personal buoys and they are not ours.

- **Garbage Collection**

- Several property owners from the 2016 Membership Roster didn't renew 2017 Membership. Some still are putting their garbage out even though they didn't pay. Republic now has a list of those addresses. There are several BLPOA members that do not use the PO garbage service.
- Republic should be picking up non-member cans. Republic was supposed to tag the cans. This was discussed at a meeting with Republic.

- **Website**

- Rick said the current system is slow. Larry is looking into a upgraded system.

V. **Bass Lake Conservancy District report** - Russ Blais

- 5.09 inches of rain fell in October. Changes in meetings for November and December: Meetings to be the second Monday of the month (November 13 and December 11).
- The CD is meeting with DNR and working on a grant
- Pump went off November 1 until the spring thaw. It wouldn't really do enough to leave it on a little longer considering it was down a couple of weeks. Lake is minus 7 1/2 inches from top of the dam.

VI. **Neighbor Hood Watch** -

- Starke County made news regarding kids breaking into cars. Ten suspects, eighteen years old or younger, will likely be charged with about 400 car break-ins. Two eighteen year olds are from Bass Lake. They were hitting cars which were unlocked. Of about 100 lake victims, only 1/3 reported the crime according to police. Also, North Judson had 300 victims and only 1/3 reported the crimes. Police would like to tie ring leader to about 300 burglaries and would like to try him in adult court. Recommending a mass emailing to BLPOA owners to try to get more people to come forward. One gun was recovered.
- Pull garbage cans in if not here for the winter. Add this comment to email blast. .
- **Follow-up:** Mass email regarding thefts

VII. **Unfinished/Old Business**

- Lake Dredging Study - Rich Linkus

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- Has the board ever officially talked about lake dredging? A permit to dredge channels is easily obtained. Dredged material needs to be moved ten feet from the shoreline.
- Dennis Olp dredged a channel in front of his property.
- Will continue dredging research. Koontz Lake is doing this. Lake Manitou has done it and Cedar Lake is trying to do it. We can use what they have completed or have in progress. Another study like the 2002 study could be done. Would include - Depth - Water clarity - Fishing.
- Can't talk about dredging without water clarity. In every lake having been dredged, water clarity has improved. Deep sediment isn't the problem. In shallow waters, heavy winds and boat activity stirs up bottom sediment. Dredge these areas like the northwest corner. Need to determine costs. Study has to be done for sediment to see how much sediment we really have.
- Mapping Network Company could do a study. Cost depends on the area. 100 acres might be \$10K-\$12K for the study. Rick would like to know what it would cost to remove six inches of silt off an acre. We would need to figure out where to put it once it is dredged.
- Someplace to put it. There were two ladies that own the wetlands and they won't allow putting the dredge there. A permit can be received from Army Corp to resolve location issues.
- Need a study first. This gives the business cause to go and look for funding.
- Phosphorous adds to the clarity problem.
- Can we look at the studies from other lakes? Lake Manitou has a study online that can be reviewed.
- **Follow Up:** Need a separate meeting for this topic

VIII. Possible second lake pump

- In 1964 the lake was down thirty-six inches. Wouldn't it be nice if we can bring the Lake back in the spring with a second pump? The last two years, December 2015 and 2016, the lake was running over the dam.
- Our rebuilt pump can deliver about 1 1/2 inches of water a month to the lake.
- What would a second pump cost? Approximately \$35K. What damage would it do to the aquifer? Of two aquifers under the lake, our current pump uses the deep aquifer. Would a second pump have negative impact? BLPOA, donations and/or Conservancy District funds could possibly be used for a second pump.
- Have an eroding shoreline? You could put glacier rock on shore or in front of cement seawalls to help break up wave action. The waves are one of the causes of the silt movement. Need to reduce the wave action.
- Putting up glacier rock was not communicated to the homeowners. Not sure if you need a permit. A permit may not be needed.
- **Possible follow-up:** Email regarding putting glacier rock on shoreline
- Sea walls can be put in with a permit. Two new ones are going in.

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IX. Purdue - Midwest Glacial Lakes Partnership

- Phil Woolery submitted for a grant to do some studies. (Phil lives at the Fish Hatchery.)

X. Recycling

- Curb side recycling. Republic still thinks the county is going to do recycling. BLPOA members don't want it unless the county does it.

XI. By-Laws Revisions

- Rik Ritzler reviewed other association's By-laws to see if we should include any of theirs in ours.

XII. Golf Carts on State Rd 10

- Rik stated it is dangerous for golf carts to be on State Rd 10. New signs are only about those crossing the roads and not that they are allowed on SR 10.
- Still not legal to have them on SR 10.
- Should have the sign by the beach.

XIII. Kathy Carrier Beach Topics

- Starke County intends to renew the lease Callahan LLC for another ten years. They are amenable to allowing a third party to run beach operations. Callahan would remain responsible for campground. Still a lot of decisions to be made. Beach could be taken back by the County. Not enough representation from the BLPOA representatives regarding the renewal of the lease. A lot of responsibilities are in the hands of the Park Board and progress has been slow. Food vendors at the pavilion have not been successful. What more are we expecting from the beach? It is in the five year plan? Whose responsibility is it for building maintenance? Callahan is only leasing so he doesn't have incentive to make improvements. Well and water for the campground is on the beach side. Some lease language is very vague. County doesn't want to take it over. The County doesn't want to be the one maintaining it. The lease is up May 1, 2018.
- Second Tuesday of every month @ 6:00 p.m. is the Park Board Meeting in Knox
- Beach info should be on the PO February meeting agenda.
- There is language under dispute. "On Premise" is not happening. Callahan is living in Florida. The Park Board members are all volunteers.

XIV. Adjourned at 10:36 a.m. Next meeting is scheduled for February 3r, 2018

Jan Dwyer; Secretary, BLPOA