

BASS LAKE PROPERTY OWNER'S ASSOCIATION

MEETING MINUTES 10/16/21

I. Attendees

- A. *Officers:* Rick Anderson, Mary Topelian, AJ Gappa, Kathy Laiter
- B. *Directors:* Tom Busch, Terry Chmiel, Mary Jesso, Rich Linkus, Rik Ritzler, Ron Vendl, Val Williams
- C. *# of Property Owners/Guests Attending:* 72

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 for the August 2021 Property Owners' meeting were reviewed. One change under Building Maintenance to change "cleanout" to "fireplace" room and add member name who purchased the new printer. Motion made by Mary Topelian with a second by Terry Chmiel to approve the minutes with the two changes. 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 August and September reports. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Mary Jesso and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:

	August	September
Beginning Balance	76,759.82	76,760.47
Deposits / Trans.	---	'---
Interest	0.65	0.64
Withdrawals / Trans.	---	---
Ending Balance	76,760.47	76,761.11

MISC:

CD – beginning balance	102,817.92	102,817.92
Interest	---	12.95
CD – ending balance	102,817.92	102,830.87

GRANT CHECKING ACCOUNT:

Beginning Balance	25.00	25.00
Deposits	---	6,348.00
Disbursements	---	6,348.00
Ending Balance	25.00	25.00

GENERAL CHECKING ACCOUNT :

Beginning Balance	101,899.54	92,281.78
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	2,435.00	520.00
Disbursements	12,052.76	9,269.32
Ending Balance	92,281.78	83,532.46

TOTAL ALL ACCOUNTS

271,885.17 263,149.44

IV. Beautification / Welcome Committee

Mary Jesso noted that the new property owner packets are ready and if anyone is aware of a new homeowner to reach out to her so she can welcome them and give them a packet.

The planters around the lake have been updated with fall flowers.

Mary shared a request she received a request from a property owner asking everyone to check their neighbors property as well as their own when cleaning up for the end of the season. She asked to pick up down branches, garbage, etc. especially after the recent storm.

V. Social Committee

Mary Topelian stated that tonight is the Annual Soup Social at 5 PM. There are 21 homemade soups, the entrance fee is \$5, and everyone will be able to vote for their favorite soup.

Our next event will be the Christmas Marketplace. The BLPOA and the Bass Lake Festival Committee are joining forces to host this event. There are currently 15-18 vendors already signed up and we anticipate filling both rooms. The event will be held December 4 from 9 to 3. If you are interested or know anyone that is interested in hosting a booth to reach out to her as additional crafters/vendors are needed.

The Bass Lake Festival Committee held their first meeting for the 2022 festival. There was a good turnout of new people bringing new ideas. The committee is looking for additional volunteers to host events. The next meeting will be Sunday, 11/24 at 9 AM at the BLPOA building. The festival is a separate event from the property owners organization however is supported by the BLPOA.

Looking for one or two people to co-host our May Pizza Party. It is a large undertaking, and we will discuss again at our February meeting. For additional information or if interested please reach out to Rick Anderson.

VI. Building Rentals

Rich Linkus advised while we had a decent year it hasn't been as good as previous years. So far, we have \$1,525 deposit for 2022. It should be noted that we do not charge for non-profit organizations if they wish to use the facility.

VII. Park Board

Rik Ritzler noted that the Park Board recently hired Marc Vendl as Superintendent. Mark shared that the master plan is on the Starke County website and asked all to complete the online questionnaire. He has been spending a lot of time meeting with people and stated that all things will take money and planning. A question was asked what his first goal is. Marc replied that first impressions are important and so cleaning up the areas is important. He stated that the DNR will be asked to remove the sunken swim platform and there are plans underway to upgrade the restrooms. Marc hopes to get the beach house open next summer as well.

VIII. Building Maintenance

Ron Vendl stated the storage room light fixtures have been changed.

Mary Topelian noted that Frank Adamak, our current parking lot maintenance worker, has agreed to spray weeds in the cracks and around the building as needed and blow/clean the edges for \$250 a year. Mary Jesso made a motion to pay Frank Adamak once a year for parking lot maintenance to blow the parking lot at least twice a year and keep up on weed control along the cracks and building for the season. Rich Linkus seconded and all approved.

IX. Neighborhood Watch

Ron Vendl stated that we only had 25 incidents and they were mostly mild. We are looking at possibly adding additional patrols for the Wednesday before Thanksgiving and the day prior to New Year Eve. The next meeting is scheduled for November 1.

X. Bass Lake Conservancy District

Larry Collura stated rainfall for September had 2.64 inches which was almost double last September and now at 32.11 inches YTD. Last year we were at 29.74 inches of rain, we are already at 32.11 and we will probably meet the average of 38.29 inches for the year.

There has been a lot of emphasis on the pump and the BLCD has created a chart that shows there has been 257 million gallons of water added to the lake since the pump was turned on in March. On a hot, sunny, and windy day the lake can lose about one million gallons of water. The pump puts out 1.1 to 1.4 million gallons a day so we are just about breaking even. Since 2005 we have added over 3,552 billion gallons of water into the lake. All charts and maps are on the BLCD website.

The BLCD is starting the LARE grant process for 2022. They work with the State on acquiring funds for weed control. This includes attending meetings and fighting for funds but at the end of the day the State decides how much money they will give us as well as what areas can be treated. The BLCD is the organization in charge of weed control so please reach out to them with suggestions/concerns.

Larry advised that there are now three generators on order, and they will be installed around the lake at strategic pump stations should there be a power outage.

Gene Novello from the BLCD stated they do three surveys a year in regards to the weeds and the information is forwarded to the State. The best way to fight the weed issue is to reach out to the State Reps because there seems to be some disconnect between the State and the DNR. The State is also concerned about water clarity and so they will not let us kill the number of weeds that we would like to.

A suggestion was made to send letters to one member on the Board who would draft a cover email, attach all of the individual letters, and then forward to the State Reps. One member who worked with mailings in the past suggested sample form letters should be posted on one of the websites so people can draft their personal letter with pertinent facts. Another suggestion was to send the letters by email as well as US mail.

Kathy Lucas stated she has the new State Reps' contact information and can share it. A suggestion was made to send to current as well as new Reps.

Rick Anderson noted that the Bass Lake Fire Department has had 10 rescue calls for people stuck in the weeds.

To stay current on lake activities/updates please visit: <https://www.blcd-ind.org/>

XI. Old Business

Bass Lake Signage:

Mary Topelian stated the project is not moving along. She cannot get the information on what the sign can be made of as well as other required parameters. We need to get permission from several departments and to date only Mary has been working on this project. Mary Jesso and Michael Olshansky volunteered to assist with the project moving forward.

XII. New Business

By-Law Committee:

Rick Anderson stated we need to recruit people to serve on a committee to look at the voting procedure and present to the Board recommended procedural changes. Member volunteers are Kathy Linkus, Kim Hardy and Michael Olshansky and Board members will be Rich Linkus, Val Williams and Tom Busch.

Snow Removal:

Rick Anderson will reach out to our previous contact to see if he would like to do it again for the 2021/2022 season. If he is not available, the marina has offered to assist. All agreed for Rick to manage the project and secure a snow removal person.

Solar Farm/New Pump:

Rick Anderson highlighted some background on the solar farm company, name changes, etc. He stated an advisory committee was formed from property owners that would report to the Board of any roadblocks. The original plan was to use the irrigation pumps from the farms going solar and redirect them to the lake. An environmental group was retained, and studies done to achieve the redirection of the pumps. While the plan has not dissipated a new idea was raised to secure property on the lake and look at installing a pump that could potentially pump one million gallons of water per day into the lake. Rick shared that he has a

draft of a lease agreement, to include a confidentiality agreement, that is being worked on with the property owner for a thirty-year lease on a twenty-foot piece of property. The agreement would give Doral the authority to pull permits, test the property for water to include the water table it would draw from as well as other tasks needing to be done to supply the BLPOA Board with information to vote on the potential of taking over the running of the second pump. A reminder was given that six wells would be shut down due to the solar farm so there should be a water level savings. Doral stated they are working with the DNR in regards to the possibility of pump approval.

Ed Bapista from Doral LLC shared some background information and explained that anything outside of the solar panel project cannot be done with their name and that is why the BLPOA was asked for their name to be on the permits. They are willing to pay all expenses involved and then transfer the well/pump to the BLPOA.

An idea was presented to survey the membership as to the interest in a second pump. A motion was made to draft and send a survey to the BLPOA membership which the Board accepted.

A motion was made, seconded, and approved to adjourn the meeting at 10:50 AM. The next meeting will be February 5, 2022 at 9:00 am.

Respectfully submitted,

Kathy Laiter
BLPOA Secretary