

# **BASS LAKE PROPERTY OWNERS ASSOCIATION**

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## **BLPOA APPROVED MINUTES FROM OCTOBER 07, 2017**

**Attendance:** Officers: Rick Anderson, Mary Topelian, and AJ Gappa. Jan Dwyer was absent. Directors: Diane Andrews, Aileen Collura, Gayle Smith, Rik Ritzler and Diane Blais. Ron Vendl was absent. There were sixteen property owners also in attendance.

**1. Pledge of Allegiance** – Rick Anderson led the Pledge to open the meeting at 9:00 AM.

**2. Comments on Property Owners Meeting Participation** - Rick reminded everyone that the board welcomes questions and interactions during the meeting. If you would like to speak, raise your hand, wait to be addressed and then state your name so that the secretary can duly note your concerns.

**3. Minutes from the Previous Meeting** - Rick asked if there were any changes to the August 19th meeting minutes. No changes were noted. A motion was made, seconded and approved to accept minutes.

**4. Treasurer's Report** – AJ Gappa gave the Treasurer's report for Aug. & Sept. 2017. August had disbursements of \$7,864.00 and receipts of \$1,864.00 which included a \$240 donation from the Honey Hole to our social fund. There was a total in all accounts of \$187,867.59. September had disbursements of \$7,900.30 and receipts of \$1,714.00. September ended with a total in all accounts of \$181,681.29 A motion was made, seconded and approved to accept the Treasurer's Report for audit.

**5. Open Director's Position** - A Board and open meeting discussion resulted in Kathy Laiter volunteering to fill the open Director position. A motion was made, seconded and approved to make Kathy our newest BLPOA Director. Kathy attends about every meeting, is a long time PO member who has been vacationing at Bass Lake with her husband Gary for about 40 years. We welcome Kathy to the Board.

**6. BLPOA Committees** - Reviewed below:

- **Bathroom remodeling Committee:** Aileen Collura; Chair: Reviewed plans to remodel the Blue Room bathrooms along with the status of contractor bids. Many question were asked and answered concerning this POB improvement project.
- **Beautification Committee:** Diane Andrews; Chair: Tabitha Dillner has done additional painting on our POB flower planters - thanks Tabitha. Outside containers for cigarette butts are now by each main POB door to be taken outside for use by event smokers.
- **Social Committee:** Mary Topelian; Chair: The upcoming October 21 Soup Social is our next big event. The Green Room was at full capacity last year; this year we will also using the Fireplace Room along with the Blue Room hallway. A chili category is being added and as usual there will be winners declared. A fall yard decoration contest will also be featured. New Social Committee volunteer are always welcomed and appreciated.

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- **Building Rental Committee:** Diane Blais; Chair: Rentals remain strong. Our building is being rented or utilized for over 300 events per year. This is a very good thing for our Bass Lake Community.
- **Building Maintenance Committee:** Rick Anderson; Committee member: Following a discussion, a motion was made, seconded and approved to continue with Tom Ames for 2017/18 snow removal. Rick will contact Tom on this approval.
- **Buoy Committee:** Rick Anderson; Chair: We have about 60 buoys assigned to buoy caretakers around the lake with no known problems. We may have a new Buoy Master in 2018.
- **Garbage/Recycle Committee:** Rick Anderson; Chair: Both the transition to Republic Services and the Recycling dumpster at the rear of the POB are improving. We are finalizing the approved garbage collection list for 2017 along with the 2017 BLPOA Membership list.
- **Website Committee:** Larry Collura; Chair: Larry continues to investigate alternatives for upgrading our system to handle additional capacity as well as high definition documents. A proposal will be developed for presentation to the BLPOA for approval.

**7. BLCD Report** - Larry Collura reported 1.68 inches of rain for September with a yearly average of 3.2 inches per month. YTD E-coli reading have averaged 11.1 out of an acceptable level of 230 MPN. The Lake pump has had extensive repair that included a new pump, 30 feet of new well casing and acid washing down hole at a cost of approximately \$20,000. Since the lake is down 9 inches from the top-of-dam mark, plans are to allow the pump to run until the lake has an ice cover. There was minimum weed treatment this year; conditions next year will determine treatment considerations. Lake dredging was discussed and would not fall under the Conservancy District charter. Rich Linkus will look into dredging and will report at the next meeting.

**8. Neighborhood Watch Report** – Diane Blais reported for Ron Vendl: Extra patrols over the Labor Day resulted in 11 golf cart stops - some were given verbal warnings. A truck and garage were broken into on SR 10. Two cars were broken into with a cell phone and computer being taken. Persons trying to pass counterfeit bills were apprehended. The next NW meeting will be Nov. 6th at 6:00 pm in the POB.

## **Old Business:**

**Recycling** - Rick Anderson continues to look into a price for weekly recycle pick up next summer season between Memorial Day & Labor Day. The transition to Republic Services is progressing nicely and improvements have been noted to the Recycling Receptacles behind the PO building. A meeting with Republic is planned for this month.

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**By-Laws** - A committee headed up by Rik Ritzler was formed to recommended BLPOA by-laws changes. Proposed changes are to be reviewed with the PO Board for final approval at the Annual meeting next July. Committee members will be: Steve Lucas, Mary Topelian, Kathy Laiter and Gayle Smith.

**Property Owners Elections** - Add to the April 2018 PO meeting agenda a discussion of the 2018 BLPOA election procedures.

### **Additional questions /comments from the audience:**

**Golf Carts** - Presumably as a result of individual BLPOA members writing to and talking with our Indiana State Representatives, "Golf Carts Next Two Miles" signs have been posted by the State of Indiana at The Pub and Property Owners Building locations. This would imply that the of Golf Carts have been legalized on SR 10. Rik Ritzler said he believes Golf Carts remain illegal on SR 10 and the signs are strictly for warning of golf carts crossing SR 10. Clarification meetings will be taking place possibly at the next Starke County Commissioners meeting. If golf carts are indeed still illegal on SR 10 conversations will certainly continue on legalization. Hopefully, this will be done in a timely fashion.

**PTC** - Bicycling was discussed by Prairie Trails Club member Kathy Lucas. Two new benches have been received and are being installed on the Erie Trail. The benches were procured as a result of saving plastic bottle cap and turning them in for credits. Save you caps and drop them off on the porch at 4544 S. CR 210. Maps of the American Discovery and US 35 bike trails were passed out and discussed.

**Pretzels** - Kathy Carrier gave packages of pretzels to board members in appreciation for the work that has been done in 2017.

A motion was made, seconded and approved to adjourn the meeting. The meeting was adjourned at 10:17 AM.

The next scheduled BLPOA Meeting will be on November 4, 2017 @ 9:00 AM. This will be the last meeting scheduled for 2017. The next meeting is scheduled February 3, 2018.

Rick Anderson; President, BLPOA