

BASS LAKE PROPERTY OWNER'S ASSOCIATION

MEETING MINUTES 8/20/22

I. Attendees

- A. *Officers:* Rick Anderson, AJ Gappa, Kathy Laiter,
- B. *Directors:* Tom Busch, Terry Chmiel, Shirley Grajewski, Mary Jesso, Stefanie Neal, Ron Vendl,
- C. *Absent:* Rich Linkus, Val Williams
- D. *# of Property Owners/Guests Attending:* 32

Meeting opened with the Pledge of Allegiance.

Rick Anderson asked if anyone would like to speak to please raise their hand to be acknowledged, state their name and then make their contribution(s).

II. Guests

Candidates for Sherriff, Kelly Fisher and Jack Rosa, each had time to introduce themselves and inform members of their background and qualifications for the upcoming elections

III. Minutes

Minutes for the July 2022 Property Owners' meeting were reviewed. Motion made by Terry Chmiel with a second by Stefanie Neal to approve the minutes. The minutes were "approved" and will be posted on the BLPOA website: <https://www.inbasslake.com/>

IV. Treasurer's Report

Treasurer, AJ Gappa, reviewed the July report. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Terry Chimnel, and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:	July
Beginning Balance	76,766.85
Deposits / Trans.	---
Interest	0.65
Withdrawals / Trans.	---
Ending Balance	76,767.50

MISC:

CD – beginning balance	102,869.34
Interest	---
CD – ending balance	102,869.34

GRANT CHECKING ACCOUNT:

Beginning Balance	25.00
Deposits	---
Disbursements	---
Ending Balance	25.00

GENERAL CHECKING ACCOUNT:

Beginning Balance	113,947.06
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	13,025.00
Disbursements	12,367.34
Ending Balance	114,604.72

TOTAL ALL ACCOUNTS **294,266.56**

V. Social Committee

Rick Anderson stated our last event of the year is our Annual Soup Social. Kathy Laiter volunteered to run it however with updating the database does not have time to do so. We are looking for a couple of people who would be willing to run it. Mary Topelian has a file with information and some decorations in the office to assist the next volunteer to run this event. Stefanie Neal volunteered to run the event.

VI. Welcome/Beautification

Mary Jesso shared that she did not receive notification of any new members to hand out welcome packages and the planter flowers will be changed out in September for the fall.

VII. Building Maintenance

Ron Vendl noted there are a couple of issues that will need to be addressed. One is a report of bees and Ron will call our exterminator. There is a gap under the garage door in the back and some birds have gotten inside. Ron and Rick will look at the issue after today's meeting. Ron needs to do another evaluation of all of the light bulbs to make sure they are working.

A suggestion was made that over the winter we look at the ceiling tiles in the green room as they appear to be sagging and be repaired before any should fall especially during an event. One member suggested we look at 2x2 tiles as they are stronger. Another suggestion was to install a drywall ceiling but due to possible leaks, new lighting, etc. would be cost prohibitive. A member noted Rick Vlaming had said he would be interested in redoing the ceiling. Rick Anderson stated we would look at a ceiling project over the winter months.

VIII. Neighborhood Watch

Ron Vendl shared that there were 50 incident reports made in July in the Crime Mapper Alert system and reviewed the breakdown of the main items. The next meeting of the Neighborhood Watch will be September 5. The last two meetings an officer did not attend so hopeful one will attend to answer questions.

A question was asked how many extra patrols do we hire throughout the year. Ron noted we usually hire around the main holidays year-round but can vary.

IX. Park Board

Tom Busch stated that Tracy Williams was hired as the new Park Superintendent. A suggestion was made to invite her to speak at the October meeting.

X. Bass Lake Conservancy District

Larry Collura stated we received 6.5 inches of rain in July and pumped 37M gallons for the month (161,400 gallons YTD). The next meeting will be on Saturday, September 10 at 9:00 AM at the BLPOA building. Larry noted that three lift stations have new generators. The BLCD is doing a long-term SS study for our district and hoping to have a report by this meeting. This report will assist in setting rates and other variables for the next ten years. Larry further shared that they are continuing to look at rental property rates. He encouraged everyone to attend their meetings for more in-depth discussions on rental properties as well as different topics.

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

XI. New Business

Starke County Chamber of Commerce:

Rick Anderson noted that every year we have sponsored two holes for the Chamber of Commerce. A motion was made by Kathy Laiter and seconded by Tom Bush to *sponsor two holes at the Starke County Chamber of Commerce annual golf outing for \$100*. Motion was approved unanimously.

Buoys:

Gary Laiter stated there have been complaints about rocks in the lake. The issue is someone needs to adopt a hazard buoy meaning they would put it in during the spring and remove it in the fall. An ice buoy

is left in over the winter months. If no one volunteers to host a buoy then the rocks are left unmarked. He gave a reminder that buoys are weighted and can shift so if you see a hazard buoy you need to stay away from them as the rock may not be directly where the buoy is.

Gary asked if anyone knows of a business that could accept receipt of a new buoy shipment that has a forklift. The buoys would be pick up however a forklift is needed to remove the pallet from the delivery truck. For years the marina accepted and stored shipments for the BLPOA. Gary shared he is storing the extra buoys and while we are good for the near future when a new order is placed a forklift will be needed to get the buoys off of the truck.

Gary shared he has buoys, new sleeves, parts, etc. should you need something. He can be reached at 773-750-4049 or you can contact Kathy/Secretary and he will get the message.

XII. On-Going/Old Business

Directory:

Ron Vendl, along with Russ Blaise, volunteered to again head up directory for 2023.

Garbage / Recycling:

Rick Anderson stated that Republic has been very reasonable with their pricing. There was a 4% increase in July and another 4% increase next year. A discussion took place regarding recent missed pickups. Rick noted that there have been some missed pick-ups due to vacations, COVID, etc. Property owners need to call the number on the inside back cover of the directory as soon as they notice their garbage was not picked up. Members are calling the national number or other state numbers who do not know who we are or that we have a contract with the local Republic service.

Welcome Sign Committee:

Rick Anderson stated that there is a committee and anyone interested can attend the first meeting scheduled for Saturday, September 17 at 9:00 AM.

XIII. Q&A from Membership

A member asked about the flashing yellow light that was removed from 35 and 10. It was noted that they would need to attend the Commissioners meetings to voice their concern.

A motion was made, seconded, and approved to adjourn the meeting at 10:18 AM. The next, and final meeting for 2022, will be October 15, 2022 at 9:00 am.

Respectfully submitted,

Kathy Laiter
BLPOA Secretary