

Bass Lake Property Owner's Association Meeting Minutes 03/03/2018

I. Attendees:

- a. **Officers:** Rick Anderson, Mary Topelian, AJ Gappa
- b. **Directors:** Diane Andrews, Gayle Smith, Rik Ritzler, Kathy Laiter, Aileen Collura
- c. **Absent:** Jan Dwyer, Diane Blais, Ron Vendl
- d. **# of Property Owners Attending:** 37

The Pledge of Allegiance opened the meeting.

Rick made normal meeting participation comments including raise your hand, wait to be acknowledged and then state your name before speaking.

II. Minutes of the February 3rd, 2018 Property Owner's Meeting – were moved to "Approved".

III. Treasure's Report February 2018

I. Money Market account

- Beginning Balance **\$140,065.11**
- Transfer withdrawal \$15,000.00
- Ending Balance = **\$125,065.11**

II. Checking account

- Beginning Balance = **\$14,357.03**
- Disbursements = \$21,214.72
- Received Memberships, Rentals, Deposits & Donations = \$12,425.00
- Transfer deposit = \$15,000.00
- Ending Balance = **\$20,567.31**

III. Total All Accounts (TAL) as of February 28, 2018 = **\$145,632.42**

Comments on Treasurer's Report:

- Rick Anderson commented on past year's February TAL's: 2015 = \$94,488; 2016 = \$121,177 and 2017 = \$126, 025. Over the past three years our TAL balance has increased about \$51,000 while we have remodeled the Blue Room and the Blue Room bathrooms.
- Improved building insulation, increased rentals, new memberships, donations and scrutinizing expenditures are contributors to the TAL increase.

IV. Committees Reports

1. **By-Laws -Rik Ritzler**

- Rik passed out a draft of the By-laws revisions to the board members. A meeting of the committee will be held directly following the regular meeting.
- Rik also commented on the proposed changes to the triangle intersection at 600 S, East CR 210 and South CR 210. The triangle is to become a "Tee" intersection with 600 S. becoming a stop and the connection of CR 210 South & East would be non-stop. Modification are anticipated in spring 2019.

2. **Blue Room Bathroom - Aileen Collura**

- Complete and the bathrooms look great. The bathrooms could not be made 100% ADA compliant because of current room dimensions. A new stand and new trash containers still need to be purchased.

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- With the completion of this project, a Fireplace Room Remodel Committee was formed. Mary Topelian will be Chair Person and Aileen & Gayle will be on the committee.
- 3. **Beautification- Diane Andrews**
 - No specifics reported. There's water everywhere but spring is right around the corner.
- 4. **Directory - Russ Blais**
 - We have about 70 to 85 ads. Many are new and some from last year are not renewing. 2 of the respondents did not think the ad was worth the investment; property owners really need to support our advertisers. Revenue from the ads is about \$5,000.
 - The 2018 directory will be bigger at possibly 116 pages. This will cause the directory cost to increase some. Different types of bindings are being evaluated. With the increase page count, the current Directory format cannot be used.
 - The Directories should be ready for distribution in May.
- 5. **Social-Mary Topelian/Rick Anderson**
 - May 19 is the date for the Pizza Party. Rick said he would like a bigger committee for 2018. This will be discussed at the April 7th PO meeting, we need more room set up people, more pizza pick up people and additional pizza servers. The membership/golf cart inspection events will have social committee involvement: May 19th coffee and donuts will be served; June 9th there will be ice cream (bring the kids/grandkids) and June 23rd popcorn will be served. A motion was made and approved to allow Mary to buy a \$60.00 popcorn popping machine. Consideration is being given to a new Christmas decoration contest this year.
- 6. **New Member Welcome Committee - Gayle Smith**
 - A Property Owners informational pamphlet has been put together for new Property Owners. A booklet is also being worked on the give to local realtors and the Bass Lake Conservancy District.
 - Kathy Lucas said it would be good to have bicycle trail maps in the book also.
 - Discussion took place on the collection of plastic bottle caps for recycling into plastic benches. Drop off locations with containers will try to be establish at several locations this spring.
 - Gayle reported the Starke County Chamber of Commerce Monopoly board game is coming along nicely. The Property Owners will have one square and plans are to have 500 games produced. They will be available this summer.
- 7. **Rentals - Mary**
 - The building remains highly utilized. DNR boating class is scheduled for June 2nd and the whole building is scheduled for weddings June 9th and June 16.
- 8. **Building Maintenance - Rick**
 - The Camera monitor "gave it up"; Larry Collura was given approval to buy a new monitor if the current unit is out of warranty or if we can't find one to be donated.

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9. Buoys - Daphne Hackler

- New "Buoy Master" Daphne gave an update.
- A survey is in progress to determine how many buoys are in service , their condition and if their "Caretaker" contact information is correct. Of the 70 on the master list, several are no longer in service.
- Monday, 14 new buoys will be ordered with a 10% "Early Bird" discount. These will include six red and green channel marker buoys. They will be delivered in a one truck shipment to the Property Owners building to minimize freight costs.
- Lights will be ordered separately. They will be solar lights at about \$10.00 each.
- Daphne will work with Rick on the chains and anchors required for the buoys.
- Efforts will be made this year to again identify rock locates that have been lost. Once relocated, it is intended to get them on GPS.
- Evaluation of the spacing of Buoys will also take place.

10. Garbage Collection - Rick

- Rick and/or Ron plan on having a another meeting with Republic.
- 32 property owners are putting cans out and have not paid. This needs to be discussed with Republic. Perhaps Republic should bill them separately at their regular rate of about \$400.00 per year.
- A second blue container can be obtained from Republic at a cost of \$45.00 per year. To receive one, call Republic directly at 574-842-4719.

11. Website - Larry Collura

- Larry is still looking for an upgrade to our system.
- Catch & Release will be added to the website.

Bass Lake Conservancy District - Larry Collura - next meeting March 19th

- 7.16 inches of rain was recorded for February. This is a CD record keeping record.
- District 1, starting at the SOS and going into Boa Shores: This represented position is open until the election. The CD board can and may appoint someone until the special election vote this July; the District 1 term actually end July, 2019.
- Gene Novella reported on elevated sanitary water flows of up to eight times during the heavy February rains. This is attributed to manhole water infiltration and/or illegal sump pumps connected to the sanitary system. Illegal connections need to be and will be investigated. Any residence found pumping illegally into the sanitary system is facing a potential fine of \$1,500.
- Because our system not designed for or able to handle eight times normal volumes, problems were experienced at individual residences. In addition, our treatment system is not capable of working properly with these elevated flows which may have caused semi-treated waste to be flushed through and out our discharge.

Neighbor Hood Watch - Russ Blais

- Nothing unusual. Patrols are currently lined up until April 7th, 2018.
- Next meeting is April 9th at 6:30 at BLPOA.

V. **New Business**

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- We would like to form a **Shoreline Initiative Committee**. A short discussion took place; it was decided to make this an April 7th PO meeting agenda item. Steve Lucas volunteered to be on the committee if/when it is formed.
- The Property Owners received a thank you letter from Community Services of Starke County (Food Pantry) for our donation of \$1,004.00.
- We received our 2018 Chamber of Commerce membership sticker and it was placed in the POB front window.

VI. Unfinished/Old Business

1. Lake Water Testing

- Rick Anderson is working with Jerry Broadstreet, a property owner and member of the Conservancy District, in getting pricing for testing. The board has previously approved up to \$500.00 for bass Lake water testing. There is talk of possible dredging projects at Cedar Lake and Koontz Lake. We continue to monitor progress.

2. Golf Carts

- Starke County Commissioner Kathy Norem is trying to get some written clarification from the State of Indiana as to the legal operation of golf carts on the Bass Lake section of SR 10. Sheriff Bill Dulin told myself, Rick Anderson, that his Department would not be issuing tickets for operation of golf carts on SR 10 until directed otherwise. If/when we receive new information from Kathy we will put out a general notification.

Additional Discussion from the Audience

- Dennis Kraftor and Larry Collura volunteered to investigate an electronic sign for in front of the Property Owners Building. They will report back on their findings. A new sign was ordered and installed at the VFW at a cost of \$30,000 - nice sign. Sometimes manufactures are willing to give away or sell at very reduced costs older signs that were taken in trade or were overstocked.

Meeting adjourned at 10:25 a.m.; Rick Anderson, BPOA President

The next PO meeting is scheduled for April 7th.