

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 3/02/24

I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, A.J. Gappa, Kathy Laiter,
- B. *Directors:* Aileen Collura, Cathy Wagner
- C. *Absent:* Shirley Grajewski, Mary Jesso, Mary Topelian, Ron Vendl,
- D. *# of Property Owners/Guests Attending:* 21

Meeting opened with the Pledge of Allegiance.

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

Guest Speaker: Deb Wappel, running for a Starke County Commissioner position

II. Minutes

Minutes for the February 2024 Property Owners' meetings were reviewed. Motion made by Aileen Collura with a second by Tom Busch to approve the minutes. 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 January report. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Cathy Wagner, and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:		JANUARY
Beginning Balance		27,741.75
Deposits / Trans		---
Interest		17.10
Withdrawals / Trans.		---
Ending Balance		27,758.85
MISC:		
CD #1		105,709.45
Interest		265.05
CD #2		71,742.91
Interest		296.65
GRANT CHECKING ACCOUNT:		
Beginning Balance		25.00
Deposits		---
Disbursements		---
Ending Balance		25.00
GENERAL CHECKING ACCOUNT:		
Beginning Balance		3,085.79
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling		2,315.00
Disbursements / Transfer to CD #2		2,629.20
Ending Balance		2,771.59
		208,007.78

IV. Building Maintenance

Terry Chmiel reviewed the accident involving the BLPOA building. Our insurance company is working with us and we are almost repaired. Our camera system captured the individual responsible and the Sheriff is working on it. Only other item is our new electronic sign is completed and working well.

V. Neighborhood Watch

No report for this month. The first meeting for 2024 will be April 15 at 6:30 pm at the BLPOA building.

VI. Rentals

Terry Chmiel stated we have a few rentals already scheduled for 2024. The blue room will be able to be rented within a month.

VII. Social Committee

Kathy Laiter shared that the 2024 Pizza Party is scheduled for Saturday, May 18, at 5:00 PM. Tickets will be \$5, five and under free, and tickets will be sold at the next two monthly meetings as well as the May 18 membership drive.

VIII. Bass Lake Conservancy District

Larry Collura noted that February rainfall was 1.19 inches and the lake is down about 4 inches. The pump was turned off during the brief freeze. For February 28 million gallons were added to the lake and the YTD total is 42 million gallons. The next BLCD meeting will review the new rate structure.

Russ Blaise stated that they received \$5,000 for the Lear grant to treat lake weeds this year. Last year the cost was \$60,000. Once the survey is done this spring, they will know the approved acres to be treated.

For more information and lake maps please go to the BLCD website at: <https://basslakecd.in.gov/>

IX. Park Board

Tom Busch shared they will begin looking at pier assignments. Pier installation/removal bid request has been posted on the Park Board website and will be on WKVI as well

Tom stated that he will be participating in a workshop on March 4 and 5 regarding a new Stellar Pathways program. This is a continuation of the Stellar Constellation Program that was pre-Covid.

X. New/On-Going Business

Pump Update:

Terry Chmiel stated that the Board was to meet with Doral (solar company) on February 17 however they canceled the morning of the meeting. They asked for us to sign a definitive contract without meeting with us to answer questions. They stated after receiving the earlier test pump they had slowed down and now plan to proceed with the County Commissioners and possibly look at an alternate site if needed.

Camera Project:

Terry Chmiel shared that when we installed the cameras seven were done. The Board discussed installing an eighth camera that would cover the front of the building to include the new sign. A motion was made by Kathy Laiter *to purchase a camera not to exceed \$600*, seconded by Tom Busch, and was approved by the Board to move forward with the project.

Garbage Contract:

Terry Chmiel and AJ Gappa shared that we requested from three different companies a bid for a new five-year garbage and recycle contract. After discussing the different bids, a decision has been made for a new contract. Last year garbage was \$110 and the new cost will be \$135 or a 22% increase. Our pick up will remain on Monday's (more information to come). A motion was made by Kathy Laiter *to move forward with Apex Waste Management for a new five-year contract*, seconded by Tom Busch, and was approved by the Board to move forward with this vendor.

Property Protection Project:

Terry Chmiel and Kathy Laiter reviewed the Board's discussion to move forward with concrete blocks to avoid vehicles from damaging the BLPOA building and sign properties. A motion was made by Kathy Laiter *to install concrete blocks not to exceed \$4,000 from the sign to the end of the building to protect BLPOA property*, seconded by Aileen Collura, and approved by the Board.

A motion was made, seconded, and approved to adjourn the meeting at 10:11 AM. The next meeting will be April 6, 2024 at 9:00 AM.

Respectfully Submitted,

Kathy Laiter
BLPOA Secretary