

# BASS LAKE PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES 2/03/24

### I. Attendees

- A. *Officers:* Terry Chmiel, Rich Linkus, A.J. Gappa, Kathy Laiter,
- B. *Directors:* Tom Busch, Aileen Collura, Shirley Grajewski, Ron Vendl, Cathy Wagner
- C. *Absent:* Mary Jesso
- D. *# of Property Owners/Guests Attending:* 28

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).

### II. Minutes

Minutes for the October 2023 Property Owners' meetings were reviewed. Motion made by Tom Busch with a second by Aileen Collura to approve the minutes. The minutes were "approved" and will be posted on the BLPOA website: <https://www.inbasslake.com/>

### III. Treasurer's Report

October through December reports were reviewed off line for year-end by the Board. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Cathy Wagner and will be posted on the BLPOA website. Detailed reports posted on our website.

### IV. Building Maintenance

Ron Vendl shared the salt was replenished in the water softener, fire extinguishers checked and approved, and the new electronic was shipped on January 31.

### V. Neighborhood Watch

Ron Vendl stated that two of the original members from 1998 retired. The group paid for four additional patrols with two Thanksgiving week, Christmas Eve and Nears Year Eve. For December there were 52 incidents and Ron reviewed the breakdown. The next meeting first meeting for 2024 will be April 15 at 6:30 pm.

### VI. Rentals

Terry Chmiel stated we had one rental in November, five in December and YTD we had 27. For 2024 we currently have six scheduled. The new Board members handling rentals are Terry Chimel and Tom Busch.

### VII. Social Committee

Shirley Grajewski noted that the 2024 Pizza Party is scheduled for Saturday, May 18 and more information will be shared closer to the event. Kathy and Gary Laiter and Lori Chmiel will coordinate the pizza party so any questions please reach out to them.

### VIII. Bass Lake Conservancy District

Larry Collura shared that while we had good rainfall in October and December, we only had .55 inches of rain in November. YTD total is 38.35 inches and average annual rainfall is 37.85 so we are about even for the year. The water table for the Midwest is down so that also affects output. The pump produced 14M gallons of water in January because the pump was off during the hard freeze we had. He stated when the lake is frozen the pump is turned off and their engineer monitors when it is turned on and off.

Larry stated that anyone renting a porta potty will need a permit, must be 50 feet from the lake, and anchored correctly. On average there are 8 to 10 rentals per year.

The BLCD is looking at the rate ordinance. A study was done by their accounting firm to review assets and share when a raise would be needed. A home with one hook up is currently \$34.10 per month and the price will remain the same at this time. Some price adjustments will be done for rental properties or additional lines, i.e. pole barns. Larry noted that the rates are the lowest in the state of Indiana.

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

**IX. Park Board**

Tom Busch stated that the next meeting is February 13. The resident committee will be meeting with the Troy Group on the 14<sup>th</sup> to review next steps and create an outline to move forward with the grant that was awarded. Camping Permits for seasonal campers are being finalized as well as minor changes being completed on boat slip agreements.

**X. New/On-Going Business**

*Pump Update:*

Terry Chmiel introduced Ed Baptista from Doral Renewables who has been working with the outside committee on the second pump. Members/guests asked questions or concerns which he addressed. Ed shared that they now have a ten-year lease at \$60,000 with the County to look at another location at the south end of the beach. Rick Anderson from the pump committee shared that a test well is scheduled to be redone in May or June at the same location (Ollie Acres). Ed shared that perhaps a governing body might be better to manage the new pump as it would be an “eternity” pump versus 30-year lease as well as engineers to oversee it.

*Board Position:*

Tom Busch moved into the vacated Vice President position so there is an opening. Anyone interested needs to send a short bio of interest by Monday, March 11. An email will be sent with information. As a reminder attendance of five of the eight yearly meetings in addition to specially called ones is required.

*Garbage Contract:*

Terry Chmiel shared that we are close to finalizing a new five-year contract for garbage/recycle service. AJ Gappa reviewed the current vendor’s proposal. Once it is completed the 2024 Membership Form and Annual Letter will be sent.

*Bass Lake Festival:*

Mary Topelian stated the next meeting for the festival committee is Sunday, March 3 at 9:00 AM at the BLPOA building. Everyone is invited to attend and input welcomed. They are looking for new ideas as well as individuals to run some of the events. The dates are July 26 – 28; always the last full weekend of July.

A motion was made, seconded, and approved to adjourn the meeting at 10:23 AM. The next meeting will be March 2, 2024 at 9:00 AM.

Respectfully Submitted,

Kathy Laiter  
BLPOA Secretary