

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 2/01/25

I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, AJ Gappa, Kathy Laiter,
- B. *Directors:* Aileen Collura, William Oliver III, Rodney Redweik, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *Absent:* Bill Slavik
- D. *# of Property Owners/Guests Attending:* 11

The 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 2024 Property Owners' meetings were reviewed. Motion made by Mary Topelian with a second by Bill Oliver 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 September through December reports. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Aileen Collura, and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Beginning Balance	66,127.46	66,170.05	66,196.34	66,226.27
Deposits / Trans	---	---	---	---
Interest	42.59	26.29	29.93	25.41
Withdrawals / Trans.	---	---	---	---
Ending Balance	66,170.05	66,196.34	66,226.27	66,251.68

MISC:

CD	100,411.70	100,815.14	101,233.74	101,640.49
Grant Checking Account	25.00	25.00	25.00	25.00

GENERAL CHECKING ACCOUNT:

Beginning Balance	74,059.88	62,309.91	43,011.82	27,694.63
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling / Check add backs	1,144.44	2,201.00	650.00	1,263.00
Disbursements	12,894.41	21,499.09	15,967.19	14,190.44
Ending Balance	62,309.91	43,011.82	27,694.63	14,767.19

228,916.66 210,048.30 195,179.64 182,684.36

IV. Legislative

Bill Oliver stated there has been very little action. He reached out to surrounding areas regarding permitting for piers and some have stated that in addition to piers some counties are looking at fire pits and shore stations. Tom Bush shared that he attends the Starke County Planning Commission meetings and they stated that no discussion has taken place on the new permitting process as of last month. The Planning Commission meets monthly, and information can be found on the Starke County website.

Bill Oliver shared that he has been speaking with various agencies and individuals regarding golf carts being able to drive on SR 10. The State law says you cannot drive on SR 10 as it is a state road, and he learned that carveouts cannot be done to allow an exception to the law.

V. Neighborhood Watch

Ron Vendl reviewed the incidents according to the Crime Mapper Report. He stated that for November there were 62 incidents and for December there were 58. He gave a high-level review of the various incidents.

VI. Building Maintenance

Ron Vendl noted that Rick Vleming has fixed the ceiling tiles in the green room, poured the concrete on the west side of the building where it was dug up from the plumbing/new tile installation. He has installed a railing in the stairwell leading to the attic. Ron said the fire extinguishers passed their annual inspection.

While Ron was doing work around the building, he noted that the storeroom was cold. McGrath was brought in to repair the fan, motor, and circuit board in the #4 furnace. During the repairs we encountered difficulty in getting some of the parts due to the age of the furnace. Recommendation was made that we may need to replace our furnaces in the near future.

VII. Rentals

Terry Chmiel shared that for 2024 we had 21 rentals of which 14 were for non-members and 7 members. For January we have already had 4 rentals. Mary Topelian contacted the surrounding rental facilities getting their rental pricing and the Board discussed raising rates. A motion was made by Mary Topelian to raise non-member rates for 4 hours to \$200 and over 4 hours to \$300. A second was made by Aileen Collura and unanimously approved to increase to take effect with our new year starting July 1, 2025.

VIII. Social Committee

Cathy Wagner shared that the Soup Social was a success and sent a big thank you to Lori Chimel and her committee. We sold 84 tickets, raised \$120 in raffle tickets, and are looking forward to increasing participation next year. Feedback for the event was very positive. Our next event will be the Annual Pizza Party on May 17 kicking off the 2025 season.

IX. Bass Lake Conservancy District

Larry Collura noted that we had about 44 inches of rain in 2024 with the average annual rainfall of 27.8 inches. The pump output for the year was 260 million gallons with the average being 225 million gallons. The pump runs year-round and only turns off if the water is at the top of the weir or the lake is frozen.

Larry stated the last three generators for lift stations are ordered and will be installed. Russ Blais is working on the lake weed control for 2025. The BLCD Board is finalizing the 2025 budget.

Larry shared that over 50% of members are now signed up for EBT / automatic payments. He shared that they will be starting to test the pump water output and lake for phosphorus. If you leave phosphorus alone there are no issues, but certain boats are churning the bottom of the lake and are starting to test.

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

X. Park Board

Tom Busch shared that some people were mailed a thick packet of papers from the DNR for the County beach piers. He wanted all to know that nothing is changing in the layout or number of slips. The only change is the South pier will now have an aluminum walkway for the main part similar to the middle and north piers.

Tom stated that construction has begun on the County campground and beach from the grant received. The plan is to have all work completed by Memorial Day.

A motion was made, seconded, and approved to adjourn the meeting at 9:48 AM. The next meeting will be March 1, 2025 at 9:00 AM.

Respectfully Submitted,

Kathy Laiter
BLPOA Secretary