

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 3/01/25

I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, AJ Gappa, Kathy Laiter,
- B. *Directors:* Aileen Collura, Rodney Redweik, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *Absent:* William Oliver III, Bill Slavik
- D. *# of Property Owners/Guests Attending:* 14

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 February 2025 Property Owners' meetings were reviewed. A motion was made by Mary Topelian 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

Treasurer, AJ Gappa, reviewed the January report. Motion made to "Approve for Audit" by Aileen Collura, seconded by Cathy Wagner, and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:	JANUARY
Beginning Balance	66,251.68
Deposits / Trans	---
Interest	29.22
Withdrawals / Trans.	24,000.00
Ending Balance	42,280.90

MISC:

CD	102,062.51
Grant Checking Account	25.00

GENERAL CHECKING ACCOUNT:

Beginning Balance	14,767.19
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling / Check add backs	25,195.00
Disbursements	13,309.95
Ending Balance	26,652.24

171,020.65

IV. Legislative

Tom Bush stated Bill Oliver has reached out to a State Rep and is waiting to hear back from him regarding individual pier permits. Tom shared that he attends the Planning Commission meetings, and they still have not addressed pier permitting.

V. Neighborhood Watch

Ron Vendl reviewed the incidents according to the Crime Mapper Report on the Starke County website. He stated that for January there were 43 incidents. He gave a high-level review of the various incidents.

VI. Building Maintenance

Ron Vendl stated McGrath has completed the repair to furnace #4 at a cost of \$917. DDS was called to clear a clogged sewer line in the blue room for \$200. Live Oak Electric repaired a flashing light on the East side of the building, and we have not received an invoice for the work yet. We are getting bids to replace the two doors in the blue room. The first bid we received is for \$8,000. Ron shared that our furnaces are getting close to having to be replaced as they are over 20 years old and replacement parts are difficult to get. When we do replace them they will be moved inside and be able to be smaller units and more efficient.

VII. Rentals

Terry Chmiel noted we had a couple of rentals in January. We had several reservations in March but 5 of the 6 rentals cancelled.

VIII. Social Committee

Cathy Wagner stated that our next event will be our annual pizza party on May 17th and there is more information to come. We will be looking for volunteers as well.

IX. Bass Lake Conservancy District

Larry Collura noted that February was dry. January had .97 inches of rain and \$8M gallons of water was added to the lake. The pump was off in February due to the frozen lake but is back on. We applied for a Lear Grant to cover 150 acres for milfoil. When Aquatic Control comes out to survey the lake, we will know how much will need to be treated. In the application we had to supply a number so requested 500 acres. The ideal water temperature to treat weeds is above 55 degrees. If treated when colder then it will not be successful. We will start monitoring the water temp in April and once it is the correct temperature, we will contact Aquatic Control to apply for a permit and set up a treatment date. A couple of generators were installed on lift stations as well as one in the building/office.

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

X. Park Board

Tom Busch gave an update on the beach and campground grant project. He noted construction has begun and the plan is to have all work completed by early May which is a few months early.

XI. New/On-Going Business

DNR Boating Certification Class

We will begin holding an annual watercraft certification class. It will be the second Saturday in June at our building. The course this year will be June 14 from 9:00 am – 3:00 pm and a complimentary lunch will be served. You will need to register at: <https://www.register-ed.com/events/view/224301>. Registration link is available on the BLPOA calendar. We currently have 8 registered with a maximum of 30 participants.

2025 Directory

Ron Vendl shared we have kicked off the 2025 Directory. He has mailed to 89 advertisers and visited 41 additional previous or new ones. As of today, 33 have renewed ads. He asked if you know anyone who would like to take out an ad to please reach out to him (contact information in front of directory).

Buoys

Gary Laiter has asked anyone who hosts a BLPOA buoy to check it over. If it needs some dress up/new lettering/numbers or in need of repair to reach out to him (773-750-4049). He shared we are looking into flashing lights for the hazard buoys and more information to come at next month's meeting.

Bass Lake Festival

Mary Topelian stated that the festival committee has kicked off planning. It is always the last full weekend of July and this year July 25, 26, and 27. The first meeting will be 9:00 am on March 16 at this building. There is a need for a coordinator for the 5k Walk/Run so if you are interested or know of someone to please reach out to her. There are already volunteers to help with the event.

Starke County Hazardous Environmental Event

On Saturday, May 10, from 8:30 – 1:30 there will be a collection for residential hazardous materials. For specifics, please look at the flyer on the table or there is a link on our calendar on that date.

XII. Audience Questions

Q. A question was asked regarding the loss of eagles and cranes due to the bird flu outbreak.

A. A short discussion took place, and we will send information after contacting the DNR.

Q. Beach mailing/permits?

A. Tom Bush stated the mailing was only notification that the material on one pier is being changed from wood to aluminum like the other two piers. There will be no changes to the layout or number of boat slips.

A motion was made, seconded, and approved to adjourn the meeting at 9:49 AM. The next meeting will be April 5, 2025 at 9:00 A.M.

Respectfully Submitted,

Kathy Laiter
BLPOA Secretary