

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 4/05/25

I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, AJ Gappa, Kathy Laiter,
- B. *Directors:* Aileen Collura, Rodney Redweik, Bill Slavik, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *Absent:* William Oliver III
- D. *# of Property Owners/Guests Attending:* 20

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 March 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

The treasurer, AJ Gappa, reviewed the February report. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Bill Slavik, and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET: FEBRUARY

Beginning Balance	42,280.90
Deposits / Trans	---
Interest	17.38
Withdrawals / Trans.	---
Ending Balance	42,298.28

MISC:

CD	102,486.29
Grant Checking Account	25.00

GENERAL CHECKING ACCOUNT:

Beginning Balance	26,652.24
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling / Check add backs	13,739.00
Disbursements	16,814.66
Ending Balance	23,576.58

168,386.15

IV. Legislative

Tom Bush stated Bill Oliver has reached out to state legislators, county employees, and DNR regarding individual pier permits and Tom has been following Planning Commission. Bill has a lot of documentation and information showing there is nothing solid supporting the temporary structure permitting in lakes.

V. Neighborhood Watch

Ron Vendl reviewed the 56 incidents in February according to the Crime Mapper Report on the Starke County website. Due to some technical difficulties, he will report on March at our next meeting.

VI. Building Maintenance

Ron Vendl stated another flashing light outside of the blue room has been repaired. He shared that McGrath was out and gave us a quote on two of the furnaces that are over 20 years old and probably need to be replaced in the near future. The new plan is to move inside to more energy efficient units. He shared that once we know how we are proceeding with the furnaces we will look at the two quotes to replace the outside doors in the blue room.

VII. Rentals

Terry Chmiel stated both rooms are available for rent. June is our busiest month so if you are looking for space we have a couple of openings left.

VIII. Social Committee

Cathy Wagner stated that our next event will be our annual pizza party on May 17th. Tickets will be sold at our May meeting on May 3, membership drive on May 17th, and at the door. The prices will be 5 and under free, \$5.00 for 6-12 years, and \$8.00 for 13 and above.

IX. Bass Lake Conservancy District

Larry Collura shared that we had .71 inches of rain in February and 4.15 in March. The pump was turned off in February due to the lake being frozen. Year to date we have had 5.83 inches of rain, and 42 million gallons of water have been added to the lake.

Larry noted the BLCD has begun testing for phosphorus. It settles to the bottom of the lake and if undisturbed it is not a problem. Power and wake boats can stir up the bottom so they will continue to test monthly. The minimum level is 1.0 and the recent test level at the pump was .03. Once the weather gets warmer and they can get out on the lake, they will test deeper and busier sections of the lake.

The BLCD now has 9 generators; 6 attached to lift stations as well as 2 portable ones that the engineer can move as needed to lift stations that are without power. Larry shared that there are 22 miles of sewer pipes on the system and recently they used cameras looking for areas needing work. Everything seems to be in good shape so funds put aside this year for repairs may go for additional generators to be used toward the 22 lift stations.

Larry shared that they have the permit to treat 150 acres of weeds this year. Once the water temperature is a steady 55 degrees, they will contact Aquatic Control to treat the milfoil. Notice will be sent out prior to the treatment. Homeowners are allowed to treat 625 sq ft of water in front of their home. Information is on the BLCD website for anyone interested in treating as well as where you can purchase the product.

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

X. Park Board

Tom Busch reviewed the grant the County received to be used for campground and beach improvements. The grant was for \$575k and the County matched an additional \$575. The beach house is being totally refurbished as well as the campground bathrooms and two guard houses. The Park Board has given additional funds to be used to add insulation and metal roofs to the buildings.

XI. New/On-Going Business

DNR Boating Certification Class

Terry Chmiel stated that we will be hosting a DNR certification course on 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 will be wrapping up the directory this week. They contacted 130 businesses and while 25 opted not to participate this year we did pick up 22 new and/or returning from previous years.

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 asked the Board to consider purchasing matching color flashing lights for the red and green channel markers at an estimated \$76 per light. A motion was made by Tom Bush, seconded by Aileen Collura, and approved to purchase the ten (5 red/5 green) lights as requested. Unanimously approved. Also, reminder that if your buoy needs repairs or updates to contact him.

Bass Lake Festival

Mary Topelian stated that the planning is going well. They are looking for someone to run the pageant so if you are interested or know of someone who might be to contact them. They are always looking for volunteers for a couple of hours that weekend as needed. The festival is always the last full weekend of July and this year July 25, 26, and 27. You can visit their website to stay updated on the planning and volunteer needs: <http://www.basslakefest.com>

Mary introduced Lois Huntington from the Starke County Historical Society. She represents America 250. July 4, 2026 it will be the 250th anniversary when the second congress accepted the Declaration of Independence. From now until then there will be several activities. The first event is tomorrow and there are flyers to pick up. They are asking for everyone to put two lights/candles in their north or east windows to honor Paul Rivera and other riders when they made their famous ride. The kickoff will take place June 14 at the North Judson Mint Festival mid-June

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.

Prairie Trails Club

Russ Blais stated they received a \$300k grant to extend the bike trail in North Judson for an additional mile. The work should be completed by the fall.

XII. Audience Questions

Q. A member asked if we would consider asking the DNR to come and speak to membership refreshing everyone on the rules/regulations of being on the lake.

A. Terry Chmiel said we can reach out to Indianapolis to see if we can coordinate a date. Everything now needs to go through their office versus contacting the local officer.

Q. A question was asked about a farm just north of the public ramp and with the heavy rain, what insecticides might be in the water washing over toward the lake.

A. A discussion took place but ultimately since it is private property there really is nothing we can do, however, the BLCD tests the lake monthly and numbers have always been at the low side of the range.

A motion was made, seconded, and approved to adjourn the meeting at 10:07 AM. The next meeting will be May 3, 2025 at 9:00 A.M.

Respectfully Submitted,

Kathy Laiter
BLPOA Secretary