

# BASS LAKE PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES 6/07/25

### I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, AJ Gappa, Kathy Laiter,
- B. *Directors:* William Oliver III, Rodney Redweik, Bill Slavik, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *Absent:* Aileen Collura
- D. *# Of Property Owners/Guests Attending:* 31

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 April 2025 Property Owners' meetings were reviewed. A motion was made by Rodney Redweik with a second by Tom Busch to approve. 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 April report. Motion made to "Approve for Audit" by Mary Topelian, seconded by Bill Oliver, and will be posted on the BLPOA website.

#### OPERATING FUND/MONEY MARKET:

#### APRIL

|                      |                  |
|----------------------|------------------|
| Beginning Balance    | 42,313.93        |
| Deposits / Trans     | ---              |
| Interest             | 16.81            |
| Withdrawals / Trans. | ---              |
| Ending Balance       | <b>42,330.74</b> |

#### MISC:

|                        |                   |
|------------------------|-------------------|
| CD                     | <b>103,264.46</b> |
| Grant Checking Account | <b>25.00</b>      |

#### GENERAL CHECKING ACCOUNT:

|   |                  |
|---|------------------|
| Beginning Balance   | 33,907.08        |
| Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling / Check add backs | 18,996.00        |
| Disbursements   | <b>13,458.08</b> |
| Ending Balance  | <b>39,445.00</b> |

**185,065.20**

### IV. Legislative

Bill Oliver noted that there is nothing new nationally. Tom Busch shared for local news that the pier permits will not happen this year. He stated home assessments have increased and you can go to the County office to protest your increase until June 12.

**V. Neighborhood Watch**

Ron Vendl shared that for May there were 53 incidents recorded on Crime Mapper Alert. He then reviewed individual categories. The information can be found on the County GIS website at <https://starkein.wthgis.com/>.

**VI. Building Maintenance**

Ron Vendl asked to move forward with replacing the two outside steel doors in the blue room. He made a motion to proceed with replacing the two doors using DC Garage at an estimated cost of \$8,000 with a possible 10% increase from the original quote a few months ago. Bill Oliver seconded the motion and it passed with a 6 yes and 4 no vote.

**VII. Rentals**

Terry Chmiel shared June rentals are full and if you are interested in renting the remainder of the year, or next year, to please reach out to him. He stated we were again asked if we rent out our tables, chairs, or parking lot and shared that we do not. He noted that due to some damage the Board has discussed adding a camera in each room. Kathy Laiter made a motion to purchase one camera for the blue and green rooms for approximately \$800 that will feed into our current system. Bill Oliver seconded the motion and passed 10-0.

**VIII. Social Committee**

Cathy Wagner noted that our next event will be October 4 for our annual Soup Social and more information to come closer to the event. Russ Blais and Denise, from the Erie Trail Club, stated that they will be happy to coordinate our annual bike ride on July 19. Anyone interested should meet at Scoops & Smiles restaurant at 8:00 AM.

**IX. Bass Lake Conservancy District**

Russ Blais shared that we had 2.74 inches of rain in May and 10.84 inches YTD. In May the pump added 32 million gallons of water and YTD 106 million have been added. The BLCD, in conjunction with Aquatic Control, sprayed 100 acres of weeds. The State gave a grant of \$5,000 to treat the milfoil. The BLCD will also treat phragmites at their cost since the State withdrew the grant of approximately \$1,600. They are continuing the generator program and currently have about seven generators on lift stations.

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 the renovation project at the beach is progressing. There have been a few delays with the contractors being unable to get certain items. They are hoping to have the bath house open in the near future. The new playground at the beach is completed and the beach is open. The Board hopes to have a grand opening in mid-July pending receipt of some of the items needed to complete the bathrooms. The fee for beach access is \$5 for one person or \$10 per car and Wednesdays are free. There are also annual passes that can be purchased.

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

*DNR Boating Certification Class*

Terry Chmiel shared that we will be hosting a DNR certification course next Saturday, 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. As of today, there are 18 registered of the 30 openings. They will take walk in pending space.

*Bass Lake Festival*

Mary Topelian stated things are progressing well. They have some new volunteers for some events. The kid zone, water volleyball, and cardboard boat race will return to the beach. The car show has been finalized. The County Park Board made the decision that for that weekend to have free beach access.

Mary noted that Portside Marina will open their area for some bands, beer tent, boat show as well as food

trucks. They are still looking for volunteer(s) for the bike ride around the lake. T-shirts are for sale and you can purchase some at the gas station across from marina, Larry's Marina, or the Pub Restaurant – you can also reach out directly to Mary. The festival is always the last full weekend of July and this year will be July 25, 26, and 27. You can visit their website to stay updated on the planning and volunteer needs: <http://www.basslakefest.com>

Mary thanked all of the members for their donations on the BLPOA membership forms as they help offset the cost of the fireworks show as the expense continues to go up.

Guest Speaker

John Ahlenius from North Bend Township shared they are trying to renovate their building and is in the process of raising money. He also shared that the Bass Lake Lions Club contributes to area needs so local groups can reach out to them (<https://basslakelions.org/>).

**XII. Audience Questions**

Member had sewer lines cut from Surf internet during a party so they had to do immediate repairs. They asked about being reimbursed. The BLCD works closely with Surf in regards to the sewer lines and gave her the contact information. *NOTE: the following week the member did receive reimbursement.*

A motion was made, seconded, and approved to adjourn the meeting at 9:51 AM. The next meeting will be our annual meeting and elections on July 12 at 9:00 A.M.

Respectfully Submitted,

Kathy Laiter  
BLPOA Secretary