

# BASS LAKE PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES 7/12/25

### I. Attendees

- A. *Officers*: Terry Chmiel, Tom Busch, AJ Gappa, Kathy Laiter,
- B. *Directors*: Aileen Collura, William Oliver III, Rodney Redweik, Bill Slavik, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *# Of Property Owners/Guests Attending*: 28

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. Guest Speakers

#### *Sheriff Jack Rosa | Deputy Skip Tomasko*

The Sheriff began with sharing statistics. For January 1 through June 30 the department has responded to 6,750 calls county-wide. Total calls dispatched to include fire department, ambulance, etc. is about 15,000 calls for service. Last year the over dose fatality rate rose by 56% and YTD we have had only 1 overdose. They developed a tip line last Spring targeting 10 people and within 3 weeks arrested 5 of those 10. For the first six months of 2025, California Township had 123 ambulance calls and 20 traffic calls so they are active in our area. He noted they currently have 3 dogs plus 1 bomb dog. They are doing a fundraiser for one of the dogs that need \$7,000 in dental work. The Sheriff and Chief Deputy then answered questions from the membership.

#### *Russ Blais – Prairie Trail Club*

We are a 501C3 non-profit organization in partnership with the Hoosier Valley Railroad Museum and maintain the Erie Trail (11 miles) from 700 East to North Judson. They are working to expand 1 mile through North Judson, currently under construction, going through the railroad museum to the north side of town. This extension will be called the Grand Kankakee Marsh Trail. The Erie Trail will end in North Judson where the Grand Kankakee Marsh Trail begins. In the future this extension will be extended to the confluence of the Yellow and Kankakee rivers into LaCrosse. LaPorte County's trail will connect to this trail. This is a volunteer organization and they are always looking for new members as well as donations. Electric bikes #1 and #2 are allowed on the trail however #3 electric bikes are not. The club will be hosting the BLPOA annual bike ride next Saturday. Everyone should meet at 8:00 AM at the Scoops & Smiles parking lot.

### III. Elections

Terry Chmiel stated that we have an uncontested election this year so the secretary will cast the one vote to reinstate the President, Secretary, and 2 Board members. Terry then thanked Aileen Collura for her service as she is stepping down and asked for any floor nominations since there is now one opening. No one volunteered so the Board will continue to look for someone to fill the vacant seat in the future. If you are interested, please send an email or contact the President, Terry Chmiel.

### IV. Minutes

Minutes for the June 2025 Property Owners' meetings were reviewed. A motion was made by Mary Topelian with a second by Bill Oliver to approve. The minutes were "approved" and will be posted on the BLPOA website: <https://www.inbasslake.com/>

## V. Treasurer's Report

The treasurer, AJ Gappa, reviewed the May report. 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: MAY

Beginning Balance	42,330.74
Deposits / Trans	---
Interest	17.40
Withdrawals / Trans.	---
Ending Balance	<b>42,348.14</b>

### MISC:

CD	<b>103,647.08</b>
Grant Checking Account	<b>25.00</b>

### GENERAL CHECKING ACCOUNT:

Beginning Balance	39,445.00
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling / Check add backs	66,870.00
Disbursements	<b>35,330.22</b>
Ending Balance	<b>70.984.78</b>
	<b>217,005.00</b>

## VI. Legislative

Bill Oliver noted that there is nothing new nationally and Tom Busch confirmed nothing new locally as well.

## VII. Neighborhood Watch

Ron Vendl shared that for June there were 96 incidents recorded on Crime Mapper Alert and 34 were due to extra patrols of which 18 were mainly around Boa Shores/north end of the lake. He then reviewed individual categories. The information can be found on the County GIS website at <https://starkein.wthgis.com/>.

## VIII. Building Maintenance

Ron Vendl stated that last month he received approval to replace the outside doors for the blue room at a cost of \$7,990. The doors are to be installed July 22 by DC Garage Doors.

## IX. Rentals

Terry Chmiel shared through June the building has been rented 14 times and was used 5 times by a nonprofit organization like the Starke County Youth Club or Hope Rescue. For the remainder of the year, we have 3 rentals scheduled. Terry informed everyone that in addition to the outdoor cameras we now have cameras on the inside of the building due to some increased damage.

## X. Social Committee

Cathy Wagner noted that they are working on the Annual Soup Social scheduled for October 4 and more information to come at our next meeting. If you have a recipe you would like to share, please contact Cathy to register.

## **XI. Bass Lake Conservancy District**

Larry Collura shared that we are behind in rainfall for the year. We had 4.85 inches of rain in June and 15.69 inches YTD. In June the pump added 29 million gallons of water and YTD 135 million gallons. The BLCD tests E.coli once a month from May through September. It is 12.0 MPN (most probable number) and if the number is around 250 then we need to contact the State to notify them the lake is polluted. They have now begun testing for phosphorous and trying to get more specifics from the State as to where the numbers should be but to date has not been successful. If phosphorous is not disturbed then everything is fine.

The BLCD is continuing the generator program. There is 22 miles of pipe with 16 lift stations. Three more generators have been ordered with the goal of getting one for each station. All charts and maps are located on their website. They have electronic funds transfer (EFT) for monthly payments and have almost reached their goal of 50%. Please send them your email address if you have not so you are kept updated.

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

## **XII. Park Board**

Tom Busch shared the renovation project at the beach is winding down. There will be a soft opening on July 19 at 11:00 AM. The beach house will now have bathrooms, an office, and there is a playground. On the campground side the bathrooms have been totally redone to include showers. The Park Board meets the second Tuesday of each month at 6:00 PM in the Annex building in town.

A member asked Tom about getting the water at the beach deeper in order to swim. A discussion took place covering the different options.

## **XIII. New/On-Going Business**

### DNR Boating Certification Class

Aileen Collura shared we had 18 people signed up for the boating class with 3 no show. The youngest person taking the class was 15 and by taking this course, and live in Indiana, then they can operate a watercraft. If you live outside of Indiana then it is 16 years of age with the class. Our DNR Officer has run the last few classes for us and we are working toward hosting it every June.

### Bass Lake Festival

Mary Topelian stated things are pretty much in place. Brochures will be going out this week. There are plans for three bands at the Portside area. A lot of activities will return to the beach area and the car show will be at Lost Pines Campground. 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>

## **XIV. Audience Questions**

Member asked about all of the debris floating up at the sound end of the lake as it piles up and smells. He is also trying to get an application to dredge in front of his home. Bill Oliver offered to give him contact information for a permit from the DNR.

A member suggested we look at doing recycling weekly vs bi-weekly during summer months. Options were offered to the member because we cannot do seasonal and only have about 130 recyclers out of almost 900 members.

A motion was made, seconded, and approved to adjourn the meeting at 10:25 AM. The next meeting will be on August 16 at 9:00 A.M.

Respectfully Submitted,

Kathy Laiter  
BLPOA Secretary