

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 8/16/25

I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, AJ Gappa, Kathy Laiter,
- B. *Directors:* William Oliver III, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *Absent:* Rodney Redweik, Bill Slavik
- D. *# Of Property Owners/Guests Attending:* 17

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 July 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/>

III. Treasurer's Report

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

OPERATING FUND/MONEY MARKET:

JUNE

Beginning Balance	42,348.14
Deposits / Trans	---
Interest	19.15
Withdrawals / Trans.	---
Ending Balance	42,367.29

MISC:

CD	104,043.94
Grant Checking Account	25.00

GENERAL CHECKING ACCOUNT:

Beginning Balance	70,984.78
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling / Check add backs	46,584.00
Disbursements	19,557.07
Ending Balance	98,011.71

244,447.94

IV. Legislative

Bill Oliver stated that there is nothing new to report.

V. Neighborhood Watch

Ron Vendl shared there were 113 incidents for July as recorded in the Crime Mapper Alert report. He said the increase from the 96 incidents in June was due to increased patrols by the Sheriff's department around the lake. The information can be found on the County GIS website at: <https://starkein.wthgis.com/>.

VI. Building Maintenance

Ron Vendl shared that the two new steel doors have been replaced in the blue room. He also noted that from the storm on 7/26 there was water on the floor in three locations in the blue room. He contacted our contractor, Rick Vlaming, and after checking he determined the caulking around windows needed to be redone. Thanks to Rick for the quick repair and at no charge.

VII. Rentals

Terry Chmiel said we have a few rentals for the remainder of year so if anyone is looking for rental space please reach out to him as we have plenty of openings.

VIII. Social Committee

Cathy Wagner stated that our next event will be our annual soup tasting event on Saturday, October 4. Doors open at 5:00 PM and tickets are \$8 in advance, \$10 day of the event, and kids 10 & under free.

IX. Bass Lake Conservancy District

Larry Collura said that we had 4.85 inches of rain in June and added 168 million gallons of water YTD. There were some issues with the pump blowing fuses and was quickly repaired. They continue to do phosphorus testing and that as well as the e-coli test results look good. Three more lift stations now have generators added and they are just waiting on the gas lines to be run.

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

X. Park Board

Tom Busch noted that 90-95% of the renovation project has been completed. They will hold a special meeting to get the final report to make sure all items on the punch list have been completed and/or repaired. They held their first big event which was “Luau on the Beach” and had a large turnout. Overall, it went well and was successful. They will build off of some of the issues noted for next year.

XI. New/On-Going Business

Bill Oliver stated that the board held a discussion about investing \$5k with the Northern Indiana Community Foundation. They hand out scholarships, grants, etc. and as the money grows we decide on how to use our funds as well as we are able to apply for grants. Mary Topelian gave an in-depth description of the three counties involved and how it has been used. AJ Gappa further explained it is an endowment fund, and he serves on their Board. He further explained how the organization uses agencies to further invest the money and has an average return on investment of 8% each year. This fund will be more for future generations and projects. The Board then answered audience questions.

Bill Oliver made a motion to move \$5,000 to Northern Indiana Community Foundation fund to establish a fund for BLPOA. It was seconded by Ron Vendel and unanimously approved.

Kathy Laiter stated we are looking for a new host for the two main red channel markers. A big thank you to Bill Oliver for volunteering to manage them.

XII. Audience Questions

Mary Topelian wanted to thank everyone on behalf of the Bass Lake Festival Committee for the contributions and those that volunteered. While things were adjusted due to the weather they are hoping to hold the fireworks show over the Labor Day weekend. She further shared that the Christmas Marketplace will be early December so watch for more information to come.

A motion was made, seconded, and approved to adjourn the meeting at 9:37 AM. The next meeting will be held on October 4, 2025 at 9:00 A.M.

Respectfully Submitted,

Kathy Laiter, Secretary