

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 10/03/25

I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, Kathy Laiter,
- B. *Directors:* William Oliver III, Rodney Redweik, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *Absent:* A.J. Gappa, Bill Slavik
- D. *# Of Property Owners/Guests Attending:* 18

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 August 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

Terry Chmiel reviewed the July and August reports. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Cathy Wagner, and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:	JULY	AUGUST
Beginning Balance	42,367.29	42,384.12
Deposits / Trans	---	---
Interest	16.83	18.59
Withdrawals / Trans.	---	---
Ending Balance	42,384.12	42,402.71

MISC:

CD	104,429.45	104,829.31
Grant Checking Account	25.00	25.00

GENERAL CHECKING ACCOUNT:

Beginning Balance	98,011.71	125,749.40
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling / Check add backs	41,367.00	4,085.00
Disbursements	13,629.31	19,255.17
Ending Balance	125,749.40	110,579.23

272,587.97 257,836.25

IV. Legislative

Bill Oliver stated that he had conversations with some of our State Legislators in Indianapolis who notified him that there was a bill that did not pass where Board meetings would have to take a certified course to be on a Board. It did not go through. Tom Busch shared that for the County they are looking at lake access/ fire lanes at Bass and Koontz lakes. They want to make sure no one has encroached on the property for fire departments/emergency equipment access. Bill noted that he had found five large rocks in the lake and marked them. Please do not remove the ice buoys from these rocks. Tom shared that Gary/Kathy Laiter

has worked on emergency sirens around the lake. Kathy shared that the California Township siren has been replaced (process took about 18 months). They now plan to work on North Bend Township. It was noted that while most Counties purchase and manage their sirens, Starke County does not. It is up to the individual townships to do so. The County Commissioners are now asking North Bend to look into one.

V. Neighborhood Watch

Ron Vendl shared there were 40 incidents for September as recorded in the Crime Mapper Alert report. He did a high-level review of them. The information can be found on the County GIS website at: <https://starkein.wthgis.com/>.

VI. Building Maintenance

Ron Vendl stated the Live Oak Electric was out and repaired four ceiling lights and noticed one is blinking so they will come back. They also converted two in the blue room kitchen to LED. According to our cleaning service one of the urinals in the men's room was not working but has been repaired. Ron shared that he flushed out our hot water tank until clean water was running through it. He noted McGrath's was out to do the fall maintenance on our furnaces and everything was easily fixed with the exception of our first one where there is an issue with the blower motor. They did some work earlier this year on the same furnace and we are following up to see if it isn't under warranty or if it will be about \$842. A member asked where we are in bringing the three outside units inside. Ron stated that bringing them all inside would be approximately \$58,000. Terry noted we did reach out to the solar firm however we were turned down for a donation toward the expenditure. The Board is working on ideas to complete this capital expense.

VII. Rentals

Terry Chmiel said he is still receiving calls and currently has three requests to follow up on. If anyone is looking for rental space to please reach out to him as we have plenty of openings.

VIII. Social Committee

Cathy Wagner stated tonight is our soup social so everyone should stop by. Doors open at 5:00 PM and tickets are available after our meeting or at the door.

IX. Bass Lake Conservancy District

Larry Collura said that we had 2.19 inches of rain for September and added 31 million gallons of water. YTD 228 million gallons were added. The pump will remain on until the lake freezes. They are working on their 2026 budget as well as looking into some buildings that were hooked up to the system without notification and will be charged accordingly. Lastly, there is a form they are asking everyone to complete regarding lake usage and once completed you can give to Larry, email them, or drop in their mailbox on the side of our building.

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

X. Park Board

Tom Busch stated that the renovations have been completed and looking at a few items that need to be done. We have had more activities at the beach this year than in the past. One item they are working on with the County Council and Commissioners is the electrical infrastructure. This will be a large project.

XI. Audience Questions

Mary Jesso inquired about installing speed bumps around the lake. It was noted that the highway department recommended to the Commissioners that we do not do that due to plows and type of roads.

A motion was made, seconded, and approved to adjourn the meeting at 9:34 AM. The next meeting will be held February 7, 2026 at 9:00 A.M.

Respectfully Submitted,

Kathy Laiter, Secretary