

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 2/07/26

I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, A.J. Gappa, Kathy Laiter,
- B. *Directors:* William Oliver III, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *Absent:* Rodney Redwik, 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 October 2025 Property Owners' meetings were reviewed. A motion was made by Mary Topelian 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

A.J. Gappa reviewed the September - December 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:	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Beginning Balance	42,402.71	42,418.68	42,427.40	42,436.99
Deposits / Trans	---	---	---	---
Interest	15.97	8.72	9.59	7.85
Withdrawals / Trans.	---	---	---	---
Ending Balance	42,418.68	42,427.40	42,436.99	42,444.84
MISC:				
CD	105,230.70	105,620.61	106,025.03	106,417.88
Grant Checking Account	25.00	25.00	25.00	25.00
GENERAL CHECKING ACCOUNT:				
Beginning Balance	110,579.23	97,597.89	73,522.87	59,304.05
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling / Check add backs	2,365.00	0.00	3,159.00	454.00
Disbursements	15,346.34	24,075.02	17,377.82	20,059.96
Ending Balance	97,597.89	73,522.87	59,304.05	39,698.09
	245,272.27	221,595.88	207,791.07	188,585.81

IV. Legislative

Bill Oliver stated that there was a data center meeting held by the county and Terry, Tom, and Bill attended with Terry and Tom speaking on behalf of the BLPOA. Right now they voted in a moratorium to hold until they get more information and decisions on what type of Ordinances they need to have or even if the county should have them. Bill researched data centers and gave an overview of ones currently being built and hopefully we can learn from them.

Bill spoke with the President who runs the Hudson Lake Homeowners Association. She gave him information on how they run their association and noted that they survey their membership annually for ideas, concerns, etc. They recently completed a dredging project on their lake and how they use a grant process for homeowner association projects. Their new project is to purchase a weed harvester and is looking for other homeowner associations to participate in the cost and use. Bill is to speak to the Conservancy District regarding this. They are also looking to host a meeting for associations to meet and share ideas.

Last item is North Bend Township has had an issue with California Township in regard to signing a new fire department coverage plan/contract. One was signed for six months and there will be a public meeting for North Bend Township residents on Saturday, February 28, at 10:00 am to discuss this as well as bring emergency sirens to the township. Sheri, the California Township Trustee, stated they met with North Bend for a few months as they asked for a 10% increase. Negotiations went back and forth and on January 6 a six-month contract was signed. In April they will begin meeting for the last half of 2026 followed in September begin negotiations for 2027. It was noted that in 2025 California Township spent \$252k on repairs and maintenance on equipment.

Tom Bush shared there is a Bill 1333 in the House and currently in the Senate about removing power from local government. There has been a lot of pushback on the bill. We will keep members updated.

V. Neighborhood Watch

Ron Vendl shared their budget has decreased as they pay for extra patrols for Thanksgiving, the day after Thanksgiving as well as Christmas Eve and usually New Years Eve but we were not able to get a deputy to assist. There were 53 incidents for December 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 fire extinguishers were serviced/checked on January 14. He noted we had an issue with furnace #2 in the blue room. McGrath on January 20 replaced igniter and had to be replaced again yesterday because the first part wasn't good. We have a few upcoming projects, one being patching and painting the blue room walls. We need to fix some ceiling tiles about the overhead door that need to be replaced. Our cleaning custodian has requested the purchase of a new vacuum, and they are researching the best deal/vacuum possible.

VII. Rentals

Terry Chmiel stated that graduation season is coming up and if you know of anyone looking for space to send them his way. We now have a group now renting Sundays through April.

VIII. Social Committee

Cathy Wagner stated we had a great soup social, and winners were posted on our Facebook page. She acknowledged Lori Chimel and her team for all their hard work to make this a great event. Next year we will be moving it to the end of September due to a major conflict/event in Knox. Our next event will be the annual pizza party in May. Tickets will be available at the April and May meetings and if any left then at the May Membership Drive. There will be no door sales, and they are looking for volunteers to pick up pizzas, help serve, and Lori and Gary Laiter will help solicit pizza places.

IX. Bass Lake Conservancy District

Russ Blais said that we had 1.88 inches of rain for December and added 3 million gallons of water since they have to turn it off when the lake freezes. For 2025 there was 291 million gallons added to the lake. In January, we had 1.11 inches of rain, and the pump added 12.7 million gallons. The pump is currently off due to frozen lake.

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 renovation project is now complete. They are now looking at the electrical issues in the campground, and a study was done by the Planning Director verifying what is there and needs to be done. There are a lot of activities already planned for this year at the beach with a Grand Opening on May 23 (last year there was a soft opening). As part of the 250th Anniversary there will be a reenactment of a tea party.

XI. New / On-going Business

Terry Chimel noted that the 2026 Boating Safety Class will be held Saturday, May 30, due to manpower. We will get confirmation and more information to come. We were told that we will have another new Conservation Officer on this on the lake.

Russ Blais shared that the Prairie Trails Club controls and runs the Erie Trail and has been expanded one mile in North Judson ending at the museum. The new trail is called the Grand Kankakee Marsh Trail. On May 23 they will be hosting a 5K run and 3K walk on the new trail. Their next meeting will be held on February 18 at the BLPOA building. <https://www.prairietrailsclub.org/>

Mary Topelian stated the Bass Lake Festival Board has already had their first meeting and plans are meeting forward. They have not yet scheduled the first public meeting, but information will be shared. They are looking for volunteers to cover an event or even for a couple of hours. New ideas are welcomed and they are looking for t-shirt design as they are targeting the 250th Anniversary. Their website for the latest information is: <http://www.basslakefest.com/>

Ron Vendl shared the new directory is under way. Contracts with a copy of last year's ads have been mailed and they are visiting new businesses.

A motion was made, seconded, and approved to adjourn the meeting at 9:57 AM. The next meeting will be held March 7, 2026 at 9:00 A.M.

Respectfully Submitted,

Kathy Laiter
Secretary