

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 3/07/26

I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, A.J. Gappa, Kathy Laiter,
- B. *Directors:* Rodney Redweik, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *Absent:* Bill Slavik, William Oliver III
- D. *# Of Property Owners/Guests Attending:* 15

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 February 2026 Property Owners' meetings were reviewed. A motion was made by Mary Topelian with a second by Rodney Redweik 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 January report. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Rodney Redweik, and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET: JANUARY

Beginning Balance	42,444.84
Deposits / Trans	---
Interest	10.17
Withdrawals / Trans.	---
Ending Balance	42,455.01

MISC:

CD	106,825.35
Grant Checking Account	25.00

GENERAL CHECKING ACCOUNT:

Beginning Balance	39,698.09
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling / Check add backs	927.00
Disbursements	15,162.71
Ending Balance	25,462.38

174,867.74

IV. Legislative

Tom Busch noted that the State passed legislation to merge smaller townships into larger ones. There is a formula that will be followed.

Kathy Laiter stated last week North Bend Township held a meeting and items covered were a new siren for the township as well as new fire contracts. The Board was receptive to the audience, which included our Commissioner for the Bass Lake area, the California Township Trustee, and representatives from the fire department and emergency services departments.

V. Neighborhood Watch

Ron Vendl shared there were 49 incidents for February 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/>.

Ron noted the Sheriff Department established a Citizens Police Academy and three members of the their team are participating. This is three hours a week for a six-week program. Donna Underwood, Russ Blais, and Ron are going through the program. Each participant must go through a thorough background check and fill out an application to apply.

VI. Building Maintenance

Ron Vendl stated we purchased a commercial vacuum for our building cleaners. The walls in the blue room were patched and touched up and while not pleased with shading, noted that we may need to look at repainting at some point. He also noted there was a drain backup issue in the blue room kitchen. Our cleaner found the floor drain in the ladies bathroom later that day. Ron then contacted Regional Plumbing in Valparaiso, they came out the same day and stated there were large amounts of paper coming out of the pipe. It was determined it was the seat liners and so they have been removed to prevent future issues.

VII. Rentals

Terry Chmiel stated that we have no additional rentals for March and are starting to see increased interest for graduations, especially in June, as well as future rentals.

VIII. Social Committee

Cathy Wagner stated we are working on our annual pizza party on May 16. Lori Chimel has a sign-up sheet for anyone willing to assist. There are various times and activities throughout the day. Tickets will be sold at our April and May meetings and at our membership drive (the morning of the event). They are not planning to sell tickets at the door. Tickets are \$10 per person and under ten is free.

IX. Bass Lake Conservancy District

Russ Blais said that we had .93 inches of rain in February and YTD 2.04 inches. We added 12.7 million gallons of water since they had to turn the pump off when the lake froze.

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 an upcoming event they are co-sponsoring with the Masonic Lodge in Hamlet is a reenactment of a Tea Party on May 9. Dinner tickets are \$20 each and the light dinner will be from 5-6 pm at the Bass Lake Beach house. You can purchase the tickets at the Library in Knox. There will be food trucks for those who wish to come out for the 7:00 pm reenactment followed by a firework program. They are inviting everyone to come dressed in costume.

XI. New / On-going Business

Terry Chimel noted that the 2026 Boating Safety Class will be held Saturday, May 30. We will get confirmation and more details to come. A link will be on our website and our calendar. Go to NASBLA.org and click on your state. Class is usually limited to 25 people, but they have taken walk ins in the past.

Russ Blais reminded us that the Prairie Trails Club controls and runs the Erie Trail and now there is an additional 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. For information on on-going events please go to their website: <https://www.prairietrailsclub.org/>

Mary Topelian stated the Bass Lake Festival Committee is moving along on this year's event. The next meeting for anyone interested in helping, even for an hour or two, is this Sunday. We have received a few submissions for the T-shirt design program. The Festival Committee is hosting a Bingo Event fundraiser on April 10 starting at 6:00 pm. For \$20 you can play 16 games. They will be selling food and raffles. If

you want to reserve a spot you can do so. Their website for the latest information is:

<http://www.basslakefest.com/>

Ron Vendl shared the new directory is under way. We have 120 potential advertisers of which 26 are new. He contacted 94 by mail and 26 in person contact. Responses are coming in slowly.

Kathy Laiter shared that you can pick up a 2026 Golf Cart form on the stage. You will need proof/copy of insurance card and a check/money order/cash for \$25 and take it to the Justice Center. There is also a list of roads you are allowed to drive on if you would like to pick one up. It should be noted that SR10 is not listed.

Gary Laiter stated it is buoy time again. If anyone would like to adopt a buoy you can reach out to him. He will arrange for you to pick it up. You need to put it in during the spring and remove it in the fall. If you need parts or a new decal the BLPOA will pay for a “facelift”. He shared that there will be one major change on the main channel buoys this year. The green and red will be reversed so they match the ones at the public launch ramp since that is the only official entrance to the lake, and the red should be on the right as you exit the lake.

Mary Topelian asked if anyone knows of a new homeowner to reach out to her as we have welcome packages that include a lot of information to help them become part of our community.

Kathy Laiter shared that we are reaching out to the political parties to see if any candidates would like to spend up to 5 minutes introducing themselves and once all are done we will do a Q&A for the audience.

A motion was made, seconded, and approved to adjourn the meeting at 9:36 AM. The next meeting will be held April 11, 2026 at 9:00 A.M.

Respectfully Submitted,

Kathy Laiter
Secretary