

BASS LAKE PROPERTY OWNERS ASSOCIATION

BLPOA APPROVED MINUTES FROM MAY 6, 2017

Attendance: Officers: Rick Anderson Topelian, Ron Vendl, and Denise Evans. Directors: Diane Andrews, Aileen Collura, A.J. Gappa, Rik Ritzler. Absent Diane Blais. There were twenty seven property owners in attendance.

- 1. Pledge of Allegiance** – Rick Anderson led the Pledge to open the meeting at 9:00 AM.
- 2. Comments on Property Owners Meeting Participation** - Rick reminded everyone that the board welcomes questions and interactions during the meeting. If you would like to speak, raise your hand, wait to be addressed and then state your name so that the secretary can duly note your concerns.
- 3. Minutes from the previous meeting** - Rick asked if there were any changes to the April 1 meeting minutes. No changes were noted. A motion was made by Mary Topelian to approve minutes, Gayle Smith seconded and the motion carried.
- 4. Treasurer's Report** – Ron gave the Treasurer's report for April, 2017. There were disbursements of \$7,320.32 and deposits of \$21,246.00 with a total in all accounts of \$146,388.86. There were two refunds to people who sent money for recycling. Ron also reported on the recycling question that was on the membership form—so far, there were 46 people voting yes, 124 voting no and 64 people did not respond with an answer to the question. A motion was made by Mary Topelian to approve the treasurer's report, Diane Andrews seconded and the motion carried.
- 5. BLPOA Beautification Committee Report** - Diane Andrews thanked Mary Topelian for cleaning up around the timbers outside the building. The beautification committee is looking to put new pavers around the bell in front of the building and spend approximately \$50.00 on those improvements. A motion was made by Aileen Collura to approve spending for the beautification committee, Rick seconded the motion, and motion was passed.
- 6. Bass Lake Conservancy District Report** – Larry Collura, Director District IV/Vice Chairman reported that the total precipitation for the month of April was 4.35 inches with a total rainfall of 12.3 inches for the year. Larry reminded homeowners that the BLCD will have a public hearing on May 15th to approve to the new rate structure. The new rate for homeowners will be \$33.11 per month when approved. This meeting will be held at the BLPOA building at 6:00 PM. Once the rates are published legally they can't be raised without another public hearing, according to the BLCD attorney. It was stated that there will be another process to review assets of the conservancy. Stan Krzyzanski asked about how many assets the district has, he also asked about the testing for the lake. Larry mentioned that information regarding assets and testing for the lake is on the website. Larry reported that Purdue will be opening the ponds at the hatchery soon and will be signing a contract for dumping water into sewer system at a fixed rate per month. This contract is only for two ponds. The BLCD encourages homeowners to sign up for EFT (Electronic Fund Transfers) for the monthly payment of sewer fees. Presently, about 30% of the homeowners take advantage of EFT. Denise Evans asked how they will notify

BASS LAKE PROPERTY OWNERS ASSOCIATION

homeowners on the sewer rate changes. Larry stated that the rate change notice will go on the bills that go out monthly.

7. Bass Lake Website Report – Larry Collura who is also the Bass Lake website administrator, said there were parts of the calendar not visible on certain devices (i.e., Apple). A fix was installed by the web developer and the calendar is now in full view. Larry also stated that the Conservancy does not have access to the BLPOA email list. Our email list is only used for BLPOA business and Rick stated board approval is required for all website notifications. Linda Vendl mentioned some homeowners only want to be informed of homeowner issues. Mary Topelian said that the Catch N Release newsletter could be a better avenue for broadcasting Bass Lake events.

8. Bass Lake Festival Committee Report – Mary stated that they now have T-Shirts available and they will be at many businesses around the lake. There are tank tops, T-shirts, totes and a few other items available. Mary mentioned that applications are on the website for festival activities. The Historical trams are still part of the festival, but the people moving trams will not be available this year. They will have some new events added this year and that there will be some artesian crafters at the festival with hand-made crafts. She also stated that volunteer help is still needed to help with events.

9. Social Committee - Mary continued with the social committee report and mentioned they are always looking for new ideas and volunteers. Mary reminded members about the Second Annual Pizza Party at the BLPOA which will be on May 20 between 6 and 8 PM. The Ice Cream Social scheduled for June 10 was cancelled and at the July 8 Annual Meeting cookies and coffee will be served. The Soup Social will be October 21. Rick stated that the pizzas for the Pizza Party will be from eleven advertisers in the BLPOA directory. Rick also mentioned that there will be a bike ride on July 15th from the BLPOA building to Baileys, starting at 9:00 AM. We will provide transportation back from Baileys for those who need it. Rick stated we have a lot of bikers going around the lake who could take advantage of the Prairie Trail bike path in Starke County.

10. Buoys Report – Rick stated that he ordered three buoys with solar lights. Mary Topelian asked how many buoys are owned by the association. Rick stated that we have approximately 68 buoys and there about 80 around the lake in total.

11. Building Maintenance Committee – Ron gave the report for building maintenance. He is still waiting for the bill from Live Oak Electric for the emergency lighting. Ron reported a sink hole in the back of the building was filled with sand, but still needs some refilling after rainfalls. The Rental agents reported we need to review the Board's agreement with Tabitha Dillner's cleaning of the facility weekly in exchange for free rental of the building. Ron made a motion to pay her \$100.00 a month to continue to clean the building weekly instead of free rental, which she hasn't used, starting this month, Denise Evans seconded the motion, and motion was passed by the board. The Bathroom Committee, Gayle Smith, Diane Andrews and Rick stated that there

BASS LAKE PROPERTY OWNERS ASSOCIATION

some legal issues with remodeling the bathrooms due to current code compliance. They need to have all specifications required before obtaining bids and will not start the project until the fall, due to many rentals during the summer months. Jerry Taylor spoke about the need for a fence or guard rail to protect the sewer line and air conditioners on the west side of the building. Kathy Laiter also voiced concerns about the front of the building with parking when the BLPOA building being is being used or rented, due to the new business next door. Mary Topelian was concerned about liability issues. Rick stated he will be installing security cameras and Ron suggested putting up signs. The consensus was to wait and see how things progress for the time being.

Rental Summary – Mary stated, in Diane Blais’s absence, that the only change in rental report is the Bass Lake Pageant will be on Friday, July 28, instead of the 22nd. Linda Vendl stated that between June and July the building is booked almost every weekend.

13. Neighborhood Watch Report –Ron reported that there have only been three incidents at Bass Lake in the last 30 days, according to Detective Rob Olejniczak. There was a report of a theft in Boa Shores, a fraud report and a neighbor dispute. Ron scheduled three extra police patrols for the July 4 weekend. Ron mentioned the Neighborhood Watch meeting scheduled for July 3 was moved to July 10, but is now being canceled due to a conflict with the Conservancy District’s annual meeting.

Old/New Business:

- 1. Directory** - Ron reported that the directories have not come in yet, but we should have them next week. There are still four advertisers who have not paid for their ads. Ron wanted to thank Russ Blais and Kathy Carrier for their assistance with the directory.
- 2. 2017 Elections** – Denise stated that all four Officers positions (President, Vice-President, Secretary and Treasurer) will be up for re-election since these positions are only for a one year term. We still need to fill the position for Treasurer since Ron Vendl is stepping down from this position. There are currently four Director’s positions up for re-election, Diane Blais, Aileen Collura, Gayle Smith and Diane Nowaczyk’s vacant position. Voting for all positions will be July 8 at the Annual Meeting. Denise raised a concern to the board after reviewing the current bylaws (which are listed in the directory) really need to be reviewed and updated. Denise is also concerned that since the Officers positions are only a one-year term and could all be vacated at the same time. Rick stated that the officers should get together they make recommended changes so they could be voted upon at the annual meeting. Kathy Laiter asked what the procedures are for updating the bylaws and Rick stated they are in the directory.
- 3. Starke County Road Improvement** – Rik Ritzler reported on proposed changes to Intersection CR210 & 600S (Old SR 10) and that funding was requested from the State

BASS LAKE PROPERTY OWNERS ASSOCIATION

under HB 1002 this April which was approved. This corner was considered a safety issue with the study that was done by Purdue. The proposed plan changes from triangle to a "T" intersection with "Old SR 10" and having a stop sign installed. East CR 210 will become the throughway with no stop sign and the speed limit will be reduced. There will be other parts of road improvement added to the list of County projects but we are hoping for additional funding to repave a portion of CR 210 around the lake. Larry Collura raised concerns on who will cover the cost for the manhole covers if repaved. Rik stated that it is the Utilities responsibility to fix the manholes.

4. **Clean up of Ditches** – Rik stated that there are some complications with trying to clean the ditch by the weir. Rik asked Bill Crase to speak on how we go about getting the ditch cleaned up (which is in the Cedar Lake water shed). There has to be an assessment made to obtain funding to clean up the ditch. When this watershed was created, no assessments were set up for it. Bill stated that a petition would have to be made and at least 10% of the people within the watershed would have to sign petition. Most assessments for agricultural are \$1-1.50/acre and a flat fee for lots can be anywhere from \$5-20/lot. Someone would have to start the petition to get this project going. Once that is done, Bill would help work on obtaining proper permits from the all the required agencies such as the State, DNR, and County. Mary Topelian asked if we can just do a little trimming. Bill stated it does not work that way and would require permission before anything could be done. Rick Anderson asked Rik Ritzler to head up committee and will work with Bill Crase to get started.

Additional questions /comments from the audience: Aileen Collura stated that this year's the boating class will be at Knootz Lake on July 22 from 9 AM to 5 PM. Gayle Smith wanted to remind all homeowners that the trash totes should be properly positioned with the wheels facing away from the road and that all trash must be in a trash tote. Both of these steps make it safer and more efficient for the drivers. Totes are the Blue or Gray containers with wheels distributed by the garbage company.

A motion was made by Mary Topelian and seconded by Diane Andrews to adjourn the meeting. The meeting was adjourned at 10:42 AM.

The next scheduled BLPOA Meeting is June 3, 2017 @ 9:00 AM

Denise Evans, Secretary