

BASS LAKE PROPERTY OWNERS ASSOCIATION

BLPOA APPROVED MINUTES FROM FEBRUARY 4, 2017

Attendance: President Rick Anderson, Officers: Ron Vendl, Mary Jean Topelian and Denise Evans. Directors: Diane Andrews, Diane Blais, Aileen Collura, A.J. Gappa, Rik Ritzler and Gayle Smith. There were fourteen property owners in attendance.

1. Pledge of Allegiance – Rick led the Pledge to open the meeting.

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. Rick also noted Denise Evans will be recording the meeting.

3. Minutes from the previous meeting - Rick asked if there were any changes to the November 4 meeting minutes. Gayle Smith stated that Fire Chief Les Johnson should be Les Jensen. This was the only correction. Gayle then made a motion to accept the minutes, Mary Topelian seconded and the motion was approved.

4. Treasurer's Report – Ron gave reports for the months of November, December 2016 and January 2017. For November, we had disbursements of \$6,840.70 and deposits of \$630.25 with a total in all accounts of \$156,286.13. In December, disbursements were \$26,837.14 (the majority going for the Blue Room renovations), with deposits totaling \$25,300 (which included a \$25,000 transfer from the money market to checking account). The total in all accounts for December, 2016 was a \$129,781.13. For January, 2017 we had \$9,430.56 in disbursements and a total of \$1,435.00 in deposits. The corrected total for all accounts for January was \$121,785.57. Ron also mentioned at the end of December he had updated the 2016 membership donations for Neighborhood Watch and the Social Committee listed at the bottom of the report. Rick asked for a motion to approve all three months of treasurer's reports. A motion was made by Mary Topelian, seconded by Denise Evans and the motion was approved.

5. BLPOA Beautification Committee Report - Diane Andrews reported not much was happening and they were on hold until spring.

6. Bass Lake Conservancy District Report – Larry Collura reported that the total precipitation for all of 2016 was above average at 41.47 inches as measured at our treatment facility. The conservancy has been tracking precipitation since 2003. With 2.44 inches for the month of January the lake level is spilling over the dam. The conservancy district has submitted a LARE Grant for weed control. Jerry Broadstreet and Russ Blais submitted the application for \$40,000 and we are expected to hear by late March if it is approved. Since the last sewer bond payment of \$265,000 will be made this July, Larry explained the BLCD is doing a rate study to establish ongoing financial requirements. Homeowner and business rates are expected to be lowered and equal, with maybe an exception on businesses with ten or more employees. Trailers and pole barns are still being looked at and the district is expected to have all the rates established within the next two months. The sewer rates may be reduced by about 30% and this new rate structure

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will hopefully be in place by the August billing period. The automatic bill payment (EFT/ACH) will be adjusted to the new rate. Larry stated the BLCD is working on upgrading all the lift stations and that is expected to be completed by the end of February. These upgrades will simplify communication with the lift stations allowing direct reports of problems via phone and email. Russ Blais stated that a rate structure public hearing will be held during the Conservancy District meeting scheduled for May 15 at the BLPOA building at 6:00 PM.

Bass Lake Website Report

Larry continued, the BLPOA Website domain name is coming up for renewal. He was given approval to renew for two years. Larry then stated that the contact list on web has errors and he would like board members to review and notify him of those. He will also remove Diane Nowaczyk from the list and add the environmental week to the website calendar. Larry requested permission to remove all the 2014 reports from the website. Rick stated it was okay to do so. Larry also inquired about the 2017 membership form. Rick replied it is being finalized and should be approved for distribution by February 14, 2017.

7. Social Committee/Bass Lake Festival Committee Report - Mary stated that they are planning to have the **Ice Cream Social moved to the Bass Lake Beach this year on June 10. There will also be donuts and coffee at the first Membership Drive the morning of May 20. The Pizza Party will also be May 20 in the evening.** Rick stated the Pizza Party may be done a little differently this year. Prices may be higher at the door due to only 180 signing up and 300 showing up last year. **The Soup Social will be October 21.** Mary is also looking for new ideas and people to help with social activities.

Mary gave an update on the Bass Lake Festival activities which will occur on July 28, 29 & 30. She is looking for volunteers to assist with any events. Mary said there is a T-shirt contest and the winner will be determined within the next two weeks. They are also looking for food vendors for the festival. Anybody interested would need to get a permit from the health department. This process usually takes thirty days and anyone interested is encouraged to start the process early.

8. "Around-the-lake" - Gayle stated that there is some remodeling being done, three or four new structures being built and two more condos are in the plans for The Anchorage.

9. Building Maintenance Committee - Rick gave the report for building maintenance. He stated that the Blue Room was completed with renovations costing roughly \$17,000.00. Ron stated we still need to look at the bathrooms and the kitchen for some needed improvements. Rick also reported that we have replaced the camera recorder for the building at a cost of \$167.

Rick asked if there were any questions. Aileen asked about the bathroom improvements and volunteered to head up a bathroom committee. Diane Blais, Gayle Smith and Mary Topelian also volunteered to be on the committee. The board gave approval for the committee.

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10. Rental Summary September - Diane Blais stated so far we have eight rentals for 2017. In addition, we have two regular weekly rentals for the Pinochle Club and the Exercise Group.

11. Neighborhood Watch Report – Ron stated that the last meeting was December 5 and the next scheduled meeting is March 6, 2017 at 6:30 PM. Volunteer drivers were lined up for the months of December, January, February and early March.

12. Questions/discussion from the audience - None.

Old Business:

1. Rick reported that Park Board Five Year Plan was completed by the Troyer group which had 360-370 people responding to the on-line survey. The next meeting for the Park Board is February 14 from 6-6:30 PM and is being shortened as a presentation on the Five Year Plan will follow. The plan is for all the Starke County parks which includes our beach. The meeting will be held at the Courthouse Annex.

2) Rik Ritzler reported on proposed changes to Intersection CR210 & 600S (Old SR 10). Funding is being requested from the State under HB 1002 this April as this corner is considered a safety issue. Changes proposed include a "TEE" intersection with "Old SR 10" and having a stop sign installed. East CR210 will become the throughway with no stop sign. Laura Loudember inquired about trimming the bushes at this intersection. Rik said that was on the schedule.

New Business:

1. Rick said Richard's Disposal has been sold to Republic Services and we signed a new contract keeping our rate the same for the next three years with the contract ending June 30, 2020. Rick stated we had discussions with Republic on recycling and could do curb side recycling around the lake for all property owners at an additional cost of \$35.00 per year. Rick stated that would raise costs to \$170 a year for membership, garbage, and recycling. Pick-up would be every two weeks for recycling and an additional recycling container would be provided. **A question has been added to the 2017 membership form asking each Property owner if they would be FOR? or AGAINST? Curb Side Recycling. The results will be reviewed at the Annual meeting in July.** Bob Borla inquired if this would eliminate recycling containers at the BLPOA building. Rick stated that they would remain. June 9 & 10 will be the environmental day and there will be a **new charge of \$25 for each TV dropped off at the highway garage.** It was suggested to send environmental information to members by email. Laura Loudember inquired about extra garbage cans and what to do with them. Republic asked that we instruct homeowners to put a note on the container that states "take me," put the can out with regular garbage, and it will be picked up. Republic would like to discontinue picking up trash that is not in one of the containers that either Richard's or Republic provided as it is a safety concern for their drivers.

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2. 2017 Membership Form and Annual Letter - Rick reviewed and then requested that any proposed changes be sent to Ron Vendl so the two amended documents can be sent out using email by February 15. Everyone will receive a laminated garbage sticker this year at no additional cost.

3. Printing of Directory - Ron reported we will be using TCP Printing, Plymouth, Indiana for our Directory this year as our previous printer (Home Mountain) has gone out of business. Three print companies reviewed our Directory needs and TCP was selected. Our printing costs will be slightly less this year than last.

4. 2017 Elections - Ron does not plan on running for Treasurer again in July, however he would like to run for the Director position left open by the resignation of Diane Nowaczyk who relocated to Florida. The election will be conducted at the Annual Meeting on July 8. An email about the elections should be sent out.

5. Additional questions /comments from the audience - None.

6. A motion was made, seconded and approved to adjourn at 10:11 AM.

The Next Scheduled BLPOA Meeting, March 4, 2017 @ 9:00 AM

Denise Evans, Secretary