

# BASS LAKE PROPERTY OWNERS ASSOCIATION

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## APPROVED BLPOA MINUTES FROM APRIL 1, 2017

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

1. **Pledge of Allegiance** – Mary Topelian led the Pledge to open the meeting.

2. **Comments on Property Owners Meeting Participation** - Mary 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** - Mary asked if there were any changes to the March 4 meeting minutes. No changes were noted. A motion was made by Diane Andrews to approve minutes, Ron Vendl seconded and the motion carried.

4. **Treasurer's Report** – Ron gave the Treasurer's report for March, 2017. There were disbursements of \$6,539.50 and deposits of \$12,951.00 with a total in all accounts of \$132,436.07. Ron stated the he delivered the taxes for the BLPOA to Weidner CPA in Plymouth for filing. Mary asked for a motion to approve the treasurer's report. A motion was made by Denise Evans, seconded by Diane Blais and the motion carried.

5. **BLPOA Beautification Committee Report** - Diane Andrews reported everything is still quiet, waiting on the weather to clear. Diane stated the Beautification Committee still needs to work on the front of the building around the bell. Diane also said there were some homeowners upset with properties on the lake that have not been kept up. She stated that there is an ordinance in place with Starke County on how a property is maintained. She reminded homeowners who have an issue with a specific property that they need to report the property address to Terry Stevenson at the County Annex building for him to take any action against the homeowner.

6. **Bass Lake Conservancy District Report** – Larry Collura, Director District IV/Vice Chairperson reported that the total precipitation for the month of March was 3.9 inches, the third heaviest since recordings began, and a total rainfall of almost 8 inches for the year. Larry reminded homeowners that the BLCD will have a public hearing on May 15<sup>th</sup> to discuss the changes to the sewer rate structure. The board is expected to vote on the changes as well. This meeting will be held at the BLPOA building at 6:00 PM. Larry also stated that they have finalized the new G4 communications system for the lift stations and anticipate faster response times to the lift station alarms. Gary Laiter questioned the digging up of the street at one of the sewer manholes (Western and CR210) and was wondering when it will be patched. Rik Ritzler stated that the county will patch the hole once the lift station repairs are complete. Diane Andrews inquired about the ditch behind the weir and asked if this will be cleaned up. She stated there is a lot of shrubbery and debris that needs to be cleaned out. Larry stated the DNR's responsibility ends at the still pond and the County needs to be contacted.

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## 7. Bass Lake Website Report

Larry continued with the Bass Lake website. He and Denise have been scrubbing the website email addresses. Currently there are 670 “active” email addresses in the bulk email database. He is looking to update the bulletin board on items such as 2017 Golf Cart registration and the Zika virus information. Larry is also looking for new photos to post on the website for spring and summer. You can send them to info@inbasslake.com. Please use jpeg (picture) format. Larry also stated that there are parts of the calendar that are not visible on certain devices (i.e. Apple). He will refer the issue to the website developer.

**8. Bass Lake Festival Committee Report** – Mary stated that they are in full swing with planning the festival, currently meeting every month, and will be adding weekend meetings. Volunteer help with events is still needed. Mary said the Festival T-Shirt contest winner was selected and Tracy Williams won with over 400 votes cast. The new red t-shirts have been printed. Mary stated that t-shirts, women’s tank tops, sweatshirts and tote bags should be available at some of the local businesses by May 1.

**9. Social Committee** Mary continued with the social committee report and reminded members at our May 6 meeting donuts and coffee will be provided. The Pizza Party will be on May 20 in the evening; the Ice Cream Social on June 10; and the Soup Social will be October 21. At the July 8 Annual Meeting they will be serving cookies and coffee.

**10. Building Maintenance Committee** – Ron gave the report for building maintenance. He said a State inspector showed up while the pinochle club was using the building. Ron stated he found some violations with the emergency lights and some were not operating properly. Ron contacted Live Oak Electric to test and fix the issues immediately since there was a two week period in which these corrections had to be made. Ron stated that Rick will work on a spec sheet for contractors to bid on the Blue Room bathroom remodeling that was recommended by the rental agents. The bathroom committee, lead by Gayle Smith, will use this spec sheet to obtain bids for the project.

**11. Rental Summary** - Diane Blais stated that there was a change in a June rental which was pushed back to July. There were two additional “no charge” rentals booked. One is Friday, May 5, for the Starke County Leadership group and the other is July 22 for the Miss Bass Lake Pageant.

**12. Neighborhood Watch Report** – Ron stated there was not much to report since last meeting was cancelled due to most of the drivers being unable to attend. The next meeting is Monday, April 3. He also mentioned that they are always looking for volunteer drivers.

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## Old Business:

1. **Directory** - Ron reported that the directory was sent to the printers. The deadline was March 24. We had several cancelled ads, but obtained some new ones. Our new cover will be red as well as the membership cards and garbage stickers. The new directories should be ready around the beginning of May. There is a lot of work involved in this project and Ron wanted to thank Russ Blais and Kathy Carrier for their help with the ad solicitations.
2. **2017 Elections** – Mary reminded everyone that elections are coming up for July 8<sup>th</sup> and that the Treasurer’s position will be open. There will also be four Director’s positions open for re-election.
3. **Park Board** – Kathy Carrier reported that the Park Board put out the Five Year Master Plan for 2017-2021, but they need help with funding the plan. She also stated that the Park Board is considering a renewal option for a 10-year lease for the Bass Lake Beach/Campground with the current property management company Callahan LLC.

**Additional questions /comments from the audience:** None

A motion was made by Diane Andrews and seconded by Diane Blais to adjourn the meeting. The meeting was adjourned at 10:07 AM.

The next scheduled BLPOA Meeting is May 6, 2017 @ 9:00 AM

Denise Evans, Secretary