

BASS LAKE PROPERTY OWNERS ASSOCIATION

BLPOA ANNUAL MEETING

APPROVED MINUTES FROM JULY 9, 2016

The Annual BLPOA Meeting of July 9, 2016 was opened by President Rick Anderson at 9:00 AM with the Pledge of Allegiance. Officers present – Rick Anderson, Mary Topelian, Ron Vendl and Diane Nowaczyk. Directors present – Diane Andrews, Diane Blais, Aileen Collura, A.J. Gappa, Rik Ritzler and Gayle Smith. Director absent – Chad McDaniel. There were thirty-seven property owners in attendance.

Rick welcomed and thanked everyone for coming to this, the 87th Annual Bass Lake Property Owners Meeting. Rick reminded everyone that the board welcomes questions and interactions from the audience during the meeting, but asks that before speaking, raise your hand, wait to be addressed and then state your name before proceeding so that the secretary can duly note your concerns. Rick then asked Diane to proceed with the previous meeting's minutes. Diane stated that the minutes were sent out electronically to the board and then via email to all of our property owners on our email mailing list. Diane did receive a clarification from Larry Collura stating that Gene Novello will be sworn in as President of the BLCD at their July 18th Annual Meeting. Mary T. made a motion to accept the minutes as corrected, Diane A. seconded and motion passed.

Ron proceeded to give the June Treasurer's Report. The balance in all accounts after all expenditures were made was \$189,138.52. Ron then proceeded to review the 2015 Annual Financial Report, which can be found on the BLPOA website and also in paper copy here at the head table. The total in all accounts after expenditures was \$164,803.79. Mary made a motion to accept both the June Treasurer's Report and the 2015 Annual Financial Report for audit, Gayle seconded and motion approved.

Rick continued the meeting with a description of the 2016 election ballot, of which every BLPOA membership is allotted one vote. Rick introduced the judges – Sandi Bernardi, Judy Deputy and Lois Huntington. Rick reviewed the present ballot and stated that the only change was that Chad McDaniel will not be returning and Diane Nowaczyk will be stepping down from the Secretarial position and if elected, will take up a director's position. Denise Evans has agreed to run for the Secretary position. Jerry Taylor reminded the board and the audience that write-in candidates are accepted. Ballots were passed out to BLPOA members and Rick asked if there were any candidates to be written in. Rick then read a short Bio from Denise Evans and continued the election process. With no write-ins added (other than Trump, Hillary and Obama), Rick stated that the election process is closed and the candidates on the ballot will continue to serve and that Denise Evans will be the new Secretary and Diane Nowaczyk will assume a director's position. Diane N. has agreed to finish off this year's membership drive as we are still

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waiting for approximately fifty property owners to pay and Denise has enough to contend with without having to deal with the negative feedback from our membership.

The meeting proceeded with Rick introducing Sheriff Bill Dulin. The floor was then opened to Sheriff Dulin for questions. Audience participants: Gayle Smith, Aileen Collura, Diane Andrews, Gary Laiter, Rick Yover and Mary Topelian asked a multitude of questions and concerns, ranging from golf cart registration and enforcement of the rules and ticketing to some vandalism that has happened at the lake, to what ever happened to the man who dumped the computers by our dumpster and finally to the hiring of reserve officers for Starke County patrolling. Sheriff Dulin answered the questions to the best of his ability and said that he would hoping his department is more vigilant in the future. Rick Yover proceeded to say “God Bless our Starke County Sheriff’s Department and all the good work that they do.” This was met with a round of applause from the audience.

Rick stated that Keith Wildeman from the DNR was unable to attend today but Stan Kriz did mention that Keith received the DNR Officer of the Year this past summer. Any pertinent questions can be directed to him and his number is listed in our directory and on the website.

Rick then introduced Kathy Norem, Starke County Commissioner, who then in turn introduced Don Binkley who is taking Jennifer Davis’ position as another Starke County Commissioner. Kathy did state that the Nuisance Ordinance passed after the second time around and thanked Diane Andrews for her persistence and patience in this endeavor. The following twenty minutes was spent on the Bass Lake Beach and Campground compliance and non-compliances, rules and non-rules, and leasing and non-leasing. After all is said and done, in order to make this a first class place, much work still needs to be done, but it can happen!

Rick continued the meeting by asking Diane N. how the membership drive was going – Diane stated that as of this date, fifty property owners that are listed in our present data base have not paid. Another reminder email and paper letter will go out this week with the notice that those that still haven’t paid, will be issued a \$40 reinstatement fee (late charge). Diane will send a list of these non-paid members to Richard’s Disposal right before August 1, so their last day of garbage pick-up will be Monday, July 25!

Rick asked Mary for a Social Committee Report. Mary deferred to Diane B. and Gayle S. who are very involved in the preparation of the events leading to the Indiana Bicentennial and Bass Lake Sesquicentennial celebrations that will be happening in early October both here at the lake and also in Starke County. Diane and Gayle stated that they are having made a twenty foot banner that will be hung on the front of our building during festival weekend and will be over the road (State Road 10) on October 7 when the torch passes thru Bass Lake. Ron stated that twenty different individuals from Starke County will take turns carrying the torch as it passes through our county. Ron, Diane and Gayle encouraged lake residents to attend this momentous occasion!

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Mary thanked Diane and Gayle for all their hard work. Mary stated that the BLPOA will be hosting another Soup Social this fall and that more information will follow closer to the time.

Rick asked Diane A. if there was anything new from the Beautification Committee and Diane stated that all of the plants and vegetation are blossoming and doing well.

Larry Collura, Vice President of the BLCD, stated that rainfall this past month was 2.58 inches and it has been averaging the same amount each month this year. The pump is on continuously now trying to keep up with our very hot weather and rapid evaporation. The new weir (dam) will be constructed in August. Larry stated that the lake has been sprayed once for FRAGMITES and will be sprayed again next week to assure that they have been eradicated. Larry did say that the lake has grown – it used to be 1383 acres and now it is 1440 acres. He did mention that Gene Novello will be sworn in on the BLCD's July meeting as president for another four years. Larry is also the BLPOA's website's System Administrator and that 74% of the people viewing our website are new viewers. Bob Borla asked Larry what happened to the clarity of the water from years ago. Larry stated that Aquatic Control says that less clarity is caused by increased activity and decaying of plant life. The water is safe and the BLCD continues its weekly testing to assure this.

Rick asked if there is a Festival Report. Mary stated that the planning is in full swing and the committee will be ready for festivities at the end of this month. As always, volunteers are always needed. Diane B. and Gayle S. stated that the Historical Society will be having pictures on display in the BLPOA building the entire festival weekend.

Rick asked Aileen Collura to give a report on the DNR's Boater's Safety Class that was held last Saturday here in our building. Aileen stated that twenty-nine people attended and all received certificates after passing the test. The BLPOA hosts this event every other year, Next year, the class will be held at Koontz Lake, but all interested parties may attend. The class will be held back here in 2018.

Rick thanked Gayle for all her work gaining and spreading information to our property owners about the Zika mosquito. He advised the audience that knowledge, understanding and compliance are the best protection.

Rick asked Ron to give a general building maintenance report. Ron stated that 5 of the 6 outside lights are not working. He contacted Live Oak Electric and got an estimate to repair or replace them. The bid came in at \$1630 for repair and \$3900 for replacement. Diane N. made a motion to repair the lights for the quoted amount, Gayle seconded and motion passed. Rick asked about BLPOA hall rentals. Diane N. replied that rentals are steady. Diane N. will be relocating in the next few months and she stated that Diane B. has graciously accepted being a Rental Agent in the future. She and Linda Vendl will continue volunteering at this task.

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Rick asked Ron for a Neighborhood Watch Report. Ron stated that we need to start paying the patrols \$20/hr instead of \$15 in order to continue the extra patrols. The Board agreed. The BLPOA will pay for an extra patrol Festival Saturday during the day, as there is so much traffic and activity that day.

OLD BUSINESS: None

NEW BUSINESS:

- Larry Collura suggested that in the near future, the Board should consider remodeling the Blue Room to make it as attractive and energy efficient as the Green Room. When the Blue Room was done nearly ten years ago, provisions were made so that the insulation could be added easily and wiring and electrical would need minimal attention also. It was suggested that this issue be tabled till the next meeting.
- Jerry Federenko stated that if someone is missing their swim/diving platform, they may find it tied up to his pier, since he found it floating freely in the lake a few days ago.

With no further business to discuss, Rick thanked the election judges for their brief services and thanked our guest and the property owners for their attendance and participation also. Mary made a motion to adjourn, Diane A. seconded the motion and meeting was adjourned at 10:41 AM.

Next meeting will be Saturday, August 20, 2016 at 9:00 AM at the BLPOA building.

Respectfully Submitted,

Diane Nowaczyk/BLPOA Retiring Secretary
Denise Evans/BPLOA Secretary