

BASS LAKE PROPERTY OWNERS ASSOCIATION

BLPOA MEETING

APPROVED MINUTES FROM NOVEMBER 5, 2016

The BLPOA Meeting of November 5, 2016 was opened by President Rick Anderson at 9:00 AM with the Pledge of Allegiance. Officers present – Rick Anderson, Ron Vendl, Mary Jean Topelian and Denise Evans. Directors present – Diane Andrews, Diane Blais, Aileen Collura, A.J. Gappa, Diane Nowaczyk and Gayle Smith. Rik Ritzler was absent. There were thirteen property owners in attendance.

Rick welcomed the Property Owners and stated that this was the last meeting for this year. 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 stated Denise was going to be recording the meeting and then asked if there were any changes to September meeting minutes. He said he found only some minor typos for Denise to correct. A motion was then made to accept minutes by Diane N., Mary Jean seconded the motion and the motion passed.

Rick asked Ron to give the treasurer's report. Ron stated we have two months to report -- September and October. For September there was only one out of the ordinary expenditure paid to Diane B. for \$33.68 for the festival booth supplies. The rest of bills were normal expenses for total disbursements of \$6530.03. Ron reported total income for the month was \$765.00 and the total balance in all accounts for September was \$172,582.34. A motion was made to accept September's report by Gayle Smith, seconded by Aileen, and the motion passed. For October, the total disbursements were \$11,385.82 and income was \$1300.06, leaving a total balance in all accounts of \$162,496.58. Kathy Laiter questioned if we are a nonprofit and the amount of money we are carrying seemed high. Diane N. stated that nonprofits usually try to keep three years of operating expenses in the bank. Rick then asked for the acceptance of the October Treasurer's Report. Denise made the motion to accept, Diane N. seconded and the motion passed. It was also mentioned that our garbage service, Richard's Disposal, has been sold to Republic Services operating out of Culver effective November 1, 2016. Rick and Richard Warner generated a two year extension of our garbage contract prior to this sale to Republic and we are hopeful the new owners will honor it.

Rick asked Diane A. to give the Beautification Committee report. She mentioned that there was not much to do at this time other than picking up leaves. Diane A. wanted to thank Gayle for putting some mums down by the point for the torch relay. They will be planting some spring bulbs this fall and winding down for now.

Rick asked Larry to give the Conservancy District Report. Larry reported the following:

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- We had 2.5 inches of rain for October and the total for the year is 36 inches (which is a normal average).
- Jerry Broadstreet and Russ Blais attended the LARE meeting; submitted paperwork and we should be granted funds from LARE for about \$22,500 for milfoil control and \$5,500 for a lake plant survey.
- The BLCD will be converting twenty-two lift stations from G2 to G4 since the G2 will not be in available as of the end of December. These upgrades will enhance the lift stations to be able to communicate better and provide more information than before.
- The BLCD has two more payments and will be looking at adjusting the future sewer rates. The conservancy will be making changes and the intent is to lower the rates. Larry added that they are looking at ways to improve the district and keep operations going. The conservancy made \$42,000 in income this year. Kathy Laiter asked how they will apply fees for pole barns. Larry stated that they have to go through the State to get approval on the rate structure going forward and will be looking at different structures to apply new rates. Michael Sacco asked if the conservancy could recapture fees. Larry stated they do not have that capability.
- The last two meeting dates and time have been changed due to the holidays. They are scheduled for November 14 and December 12 at 5:30 PM instead of 6:00. Meetings will go back to the regular schedule in January—the third Monday at 6 PM.
- The lake has grown in acreage from 1345 to 1444 acres based on a current study completed by the conservancy. Larry presented a bathymetric map of the lake to the property owners.
- Soup social and fall pictures are now on the website and he is currently looking for winter pictures.

Larry asked if he can remove the website treasurer reports and minutes from last year. Ron asked that they be removed after the first of the year.

Under the Bicentennial and Social committee reports, Rick stated that the BLPOA was awarded the “Above and Beyond Award” by the Starke County Chamber of Commerce. Gayle shared the Bicentennial Torch Relay had about 150 people lining the streets for this historic event and wanted to thank the social committee for donating the US and Indiana flags used in the parade. Gayle also mentioned we were privileged to have the torch spend the night in Starke County at Wythogan Park, which had about 1500 people in attendance. Photos of the Torch Relay can be seen on the website at www.indianatorchrelay at Day 26 to see the pictures for Starke County. She stated not every county had this privilege. Diane B. also wanted to thank the following people and businesses: Rick Ritzler and the county highway staff, Fingerhut Bakery, Les Jensen and the Bass Lake Fire Department, Double D Fireworks, Studio Printers, Little Shop of Signs, Mary Topelian, Tabitha Dillner, Russ Blais, Roger Smith, Rick Anderson, Roger Huntington, Larry Collura, Kathy Clees, Anthony Sylvester, the Bicentennial Committee and the Indiana State Police.

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Turning to the Social Committee report, Mary stated that the Bass Lake Festival Committee will be having their next meeting on January 23, 2017 at 6:00 PM. The Festival committee will be having a T-shirt design contest and are looking to get feedback by Jan 1, 2017 to proceed with making a final decision. They are also looking for volunteers to work the events and Tabitha Dillner stated that it worked well with a volunteer only working one event. Larry Collura made the suggestion to get the message to volunteers by putting a short memo together for him to post on the website.

Rick asked Ron to give the Building Maintenance Report. Ron stated that Rick put together a list of what needed to be done to make the Blue Room renovations comparable to the Green Room. Three construction companies were contacted, but only one, Rowe's Home Improvement, submitted a bid in a timely manner. Ron mentioned that Brian Rowe had done work for the Starke County Historical Society in the renovation of their new history center and the work exceeded their expectations. The bid received was for \$13,500 and covered those items on the list that Rick provided. One item not included was paneling for the bottom portion of the walls to match the Green Room. That would require an additional cost for materials. Mary Topelian asked what was on the list specifically. Rick stated that the list was for furring out, insulating, drywall, mud, tape and paint the outside walls 63 ft. west wall, 38.5 ft. south wall and 78 ft. east wall and extend outlets in the wall to meet new thickness. Linda Vendl inquired about redoing the bathrooms. Rick stated that would be a separate project. Larry Collura inquired about the back door that is difficult to open. Ron stated that was a separate project. Rick asked for a motion to accept the bid, Ron motioned to accept bid, Diane N. seconded the motion. We had three people still concerned that we did not have more bids to compare. Gayle asked that we have a complete dollar amount to vote on before we proceed. Rick stated that the vote was 7 to 3 and carried the motion to proceed with Brian Rowe performing the work.

Rick asked that the rental report be given. Diane B. stated that there were no outside rentals for September (other than the exercise and card groups) and currently four rentals scheduled for the rest of this year, one of which is for the elections. Rick wanted to talk about the clean-up for the building and a building maintenance person. Diane N. stated what was needed was just general touch up before and after rentals. We have groups that use the building weekly and they usually clean-up after themselves. Linda Vendl stated we also need someone to remove snow from doors and rake leaves away from the building and doorways. Tabitha Dillner suggested that she trade cleaning the building to get reduced rental rate when she uses the building. Linda V. stated that we still need accountability. Rick suggested we try this on a trial basis for a couple of months. Mary T. made the motion to do a trial, Diane N. seconded the motion, and it carried. Ron commented that we will still need professionals to come in to do a whole-building cleaning from time to time.

Rick asked Ron to give the Neighborhood Watch report. Ron stated that there were fourteen minor incidents that were reported on the crime mapper alert in October. The next meeting is

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Nov. 7 at 6:30 PM. At the December 5th meeting, we will schedule drivers for the months of January, February, and early March. The regular meeting schedule will resume March 6, 2017.

Rick asked for any questions. Larry Collura stated that he would be updating the calendar for the website and as dates become scheduled, he would like to start entering them for 2017. These additional dates for the calendar should be processed through Denise Evans, the secretary.

Rick proceeded with old business and stated that the Park Board will be hiring a consultant to review the Bass Lake Beach. Rick asked Kathy Carrier to comment and she read a letter (attached). The biggest concern was about not renewing lease that the current leasee has for the beach and trying to get more people involved. Rick stated that the Park Board will be making decisions soon.

Rick mentioned on behalf of Rik Ritzler, that Starke County will be proceeding with changes in the intersection of E CR 210 & 600 S to make a "T" at the intersection.

Rick also mentioned that the BLPOA received an internet scam and turned over the information to Sheriff Bill Dulin. Rick wanted everyone to be aware that these scams are out there.

Rick asked if there was anything else. Diane A. mentioned one more thing about the nuisance ordinances. She said concerns are being addressed regarding properties that are considered a nuisance when they are called in and the process seems to be working. Mary T. wanted to thank everyone for coming to the Soup Social. She stated about 100 people attended the event.

Rick asked that the meeting be adjourned. Mary made motion to adjourn meeting, Gayle seconded, and the meeting was adjourned at 10:20 AM.

Our next meeting will be Saturday, February 4, 2017 at 9:00 AM at the BLPOA building.

Denise Evans, Secretary