

BASS LAKE PROPERTY OWNERS ASSOCIATION

BLPOA APPROVED MINUTES FROM JUNE 3, 2017

Attendance: Officers: Rick Anderson, Mary Topelian, and Ron Vendl. Directors: Diane Andrews, Aileen Collura, A.J. Gappa, Diane Blais, Gayle Smith. Absent: Denise Evans and Rik Ritzler. 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 May 6 meeting minutes. No changes were noted. A motion was made by Mary Topelian to approve the minutes, Gayle Smith seconded and the motion carried.

4. Treasurer's Report – Ron gave the Treasurer's report for May, 2017. There were disbursements of \$56,186.63 which included a transfer of \$40,000.00 to our Money Market. There were also total Receipts of \$38,131.00 making a total in all accounts of \$168,333.23. Ron reported on the curbside recycling question that was on the Membership Form — so far, there are 79 people voting yes, 279 voting no and 103 people who did not respond either way 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 reported, new pavers were purchased and placed around the bell in front of the building along with the planting of flowers. At the Outlet Control Structure/Dam Area/Weir, the County has trimmed weeds and overgrowth; it looks much better and much improved.

6. Boating Class - Aileen Collura stated that this year the boating class will be at Koontz Lake on July 22 from 9 AM to 5 PM. An informational flyer has been sent out by email on the event. Bill Oliver asked some questions on boater's rights; a discussion took place. A Conservation Officer will be invited to the Annual Meeting to make comments and answer questions.

7. Bass Lake Conservancy District Report – Larry Collura reported that the total precipitation for the month of May was 3.97 inches making total rainfall for the year 16.3 inches. The BLCD had a public hearing on May 15th to approve to the new sewer rate structure. The new rate for homeowners will be \$34.10 per month. Jim Holtrop asked why the same rate has been established for business and residential. This was done to encourage businesses. We have few businesses within the BLCD and they use the system about the same amount as residential; equalizing this also simplifies our billing system. Two E. Coli tests were taken of lake water with results of 5 & 20 MPN/100ml. Both tests were well under the acceptable limit of 230 MPL/100ml. Larry stated CD information regarding assets and testing for the lake is on the BLCD website. Purdue will be opening two ponds at the Fish Hatchery soon and will be signing

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a contract allowing drainage of pond water into our sewer system at a fixed rate of \$266 per month for the 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. The rate change notice will go out on the monthly bills. Ron Johansson asked about lake level and cloudy waters. The current best explanation seems to be the ground high water table and the reopening of many lake springs that tend to agitate bottom sediments. These springs, or some of these springs could have been opened by the "Big Ice Crack" of January 16, 2016 @ 10:34 AM.

Larry commented on the fine job being done by Tom Jordan with hold down CD maintenance costs. Larry Collura and Jerry Broadstreet were each reinstated to another four year term on the CD Board as they were running unopposed after the filing deadline passed.

8. Bass Lake Website Report – Larry Collura, Bass Lake Property Owners website administrator has updated all calendar events and said he is looking for new pictures. The current website has some issues with High Definition postings. Larry will investigate upgrading our system.

9. Bass Lake Festival Committee Report – Mary stated plans for the festival are in full swing. You can get festival information at the website basslakefest.com. The committee as always is looking for and welcomes volunteers. Festival items: Tank tops, T-shirts, totes and a few other items are available. The Historical trams are still part of the festival, but the people moving trams will not be available this year. There will be a new "Kayak Race Around the Lake" along with some artesian crafters with hand-made crafts.

10. Social Committee - Mary continued with the social committee report stating **they are always looking for new ideas and volunteers**. Next weekend will be spring cleanup weekend with two extra PO dumpsters and Starke County Environmental accepting recycled material at their location on Highway 35 north of Knox. The Pizza party was reviewed by Rick: We had 11 pizza suppliers and about 300 Property Owners and guests. The event netted \$336.80 for the Social Committee Fund. At the July 8 Annual Meeting cookies and coffee will be served. Rick also reviewed the "Bicycle Ride" planned for July 15th from the BLPOA building to Bailey's, starting at 8:00 AM. Transportation back from Bailey's to the POB is being arranged for those who would like it. A flyer promoting the event will be coming out in July. Bikers who regularly go around the lake may decide to take advantage of the 10 foot wide asphalt paved Erie Trail bike path in Starke County. The Soup Social will be October 21.

11. Building Maintenance Committee - Live Oak Electric has been paid for our emergency lighting repairs. Ron reported a sink hole in the back of the building was filled with sand again, but still needs some refilling after rainfalls. Chairperson of the Bathroom Committee, Aileen Collura stated that we expect to begin this project about the end of fall.

12. Rental Summary – Rentals have been good and it was noted that they will generate \$1,050.00 in June alone.

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13. Neighborhood Watch Report – Ron reported that he was not aware of any police incidents. There will be no meeting in July and extra patrols are scheduled for July 1st, 2nd & 3rd. The DNR was involved in incidents of vandalism of boats - some youths who were involved have been identified.

Old/New Business:

1. 2017 Elections – Rick 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 will be stepping down from this position and Diane Nowaczyk's vacant position. There are currently three other Director's positions up for re-election: Diane Blais, Aileen Collura, Gayle Smith. Voting for all positions will be July 8 at the Annual Meeting.

3. Republic Blue Receptacles - Grace Hehemann asked about what to do with the old Richard's Trash Containers. They can still be used for garbage or reapplied for things like firewood or they can be given away. If you want to get rid of one put it on the street with a "Take Me" sign on it. It was noted that breaking down card board boxes before placement in the recycle dumpsters behind the POB is a good for dumpster space utilization; it also helps when dumpsters are emptied and sorted by Starke County Environmental personnel. Gene Novello talked about the positives of curbside recycling and thought the results of the Membership Form Questionnaire should be reviewed. This item will be placed on the agenda for the Annual Meeting.

Additional questions /comments from the audience:

1. Kathy Carrier commented on the Starke County 5-Year Plan and the 34 page independent maintenance inspection report which was just completed at the Starke County Beach (Old State Beach). The correction of all items is being expedited with a Park Board follow up inspection scheduled for about July 4th.

2. Rick Anderson stated that there are also efforts underway along with conversations between Park Board and DNR representatives to develop criteria to obtain a permit to reverse the beach erosion that has taken place.

A motion was made by Mary Topelian and seconded by Diane Andrews to adjourn the meeting. The meeting was adjourned at 9:58 AM.

The next scheduled BLPOA Meeting will be the Annual Meeting on July 8, 2017 @ 9:00 AM.

Rick Anderson; President, BLPOA