

BASS LAKE PROPERTY OWNERS ASSOCIATION

BLPOA MEETING

APPROVED MINUTES FROM AUGUST 20, 2016

The BLPOA Meeting of August 20, 2016 was opened by President Rick Anderson at 9:00 AM with the Pledge of Allegiance. Officers present – Rick Anderson, Mary Jean Topelian, Ron Vendl and Denise Evans, Directors present – Diane Andrews, Diane Blais, Aileen Collura, A.J. Gappa, Diane Nowaczyk, and Gayle Smith. Director absent – Rik Ritzler. There were nineteen property owners in attendance.

Rick welcomed the Property Owners and 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 asked if there were any changes to last month's meeting minutes. Larry Collura wanted his wording changed under New Business from "fuel economic" to "energy efficient." The meeting minutes for July were then moved for approval by Mary, seconded by Diane N. and the motion passed. The approved minutes will be posted electronically on the website.

Ron proceeded to give the July Treasurer's Report. The balance in all accounts after all expenditures were made was \$182,416.83. Diane N. made a motion to accept the July Treasurer's Report and Aileen seconded. The motion passed.

Rick continued the meeting with the Social Committee report presented by Mary Jean. She mentioned the Soup Social will be held on October 22, 2016. There is a \$5.00 fee to attend and there will, once again, be a scarecrow contest. The Committee is also trying to plan some winter events such as a movie night. Mary deferred to Ron and Gayle to report on the bicentennial activities.

Gayle mentioned that she and Ron will be attending a meeting in Warsaw regarding the Indiana Bicentennial and the Torch Relay. Beginning around 4:30 PM on October 7, the torch will pass through Starke County and part of Bass Lake. There will be twenty transfers within the county in which the torch will be passed and the BLPOA and Bicentennial committees will be participating in the coordination of this event. The torch will end up at Wythogan Park in Knox at around 7:30 PM. We are hopeful people will attend the event to show their support. Rik Ritzler's staff hung the banner currently on the BLPOA building and will string it across the road for when the torch passes through our part of the community.

Diane A. reported for the Beautification Committee and wanted to thank Tabitha for painting the planters in front of the BLPOA Community Center. It was stated by Aileen and Gayle that they have picked up garbage many times by the southwest corner of the lake where there are no homes. Someone inquired about having a garbage can put there to help with the problem. Rick stated that this property is controlled by the Starke County Park Board and he will check with

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Kathy Norem at their next meeting to see if they will do something to help maintain that area. Jerry Taylor suggested that we take down the sign that states adopted by BLPOA to keep clean. Rick stated we will keep sign until after we contact the Starke County Park Board.

Gayle then reported on the Mosquito Abatement program. She stated that the CDC and the BLPOA website are in place for people to get information on the Zika virus. It was reported that there were 2260 cases of Zika reported in the US this year, but none in Starke County.

The Building Maintenance report was given by Ron. He stated that Live Oak Electric from Culver changed the six outside lights from incandescent to LED and that they burn much brighter. Larry Collura inquired about changing the outside coach lights on the building. Ron will check into the costs for changing them. Also discussed by the board and audience were possible upgrades to be made to the Blue room of the BPLOA building. Everyone agreed new curtains or shades need to be considered. Concerns were expressed to make sure they are durable. Ron and Rick will take these changes and upgrades under advisement.

The Rental Committee report was made by Diane N. She will be passing this torch to Diane B. in the very near future. There were twenty-seven rentals so far this year and the whole building is booked for this and next weekend. There are two other pending inquiries as well.

Larry Collura gave the report for the Conservancy District. Up until these last two weeks, we were at a low in rainfall, but are now on pace to pass the record for the month of August. We have had 9.8 inches of rain since last Monday. The record was 10.3 inches set in 2003. Larry also suggested that we add to the BLPOA website the rain and wind advisory information that they post for the conservancy. The Dam project is on hold currently due to weather, but they will be blocking off areas on both sides of the boat launch to start the project once the weather clears. The LARE grant program in which the conservancy has been active reported that they received \$34,000 this year to help with the Lake and River Evaluation (LARE). Jerry Broadstreet and Larry are working on the grant program for more funding. Larry also stated the conservancy board is looking at a five-year study to possibly make adjustments to lower our monthly sewer maintenance fee. Larry suggested he be notified by Kathy Carrier of postings to the Catch and Release before putting information on the Conservancy in the newsletter. Don Freese inquired who sends the notices out regarding the sewer fees. Larry responded the conservancy office staff handles this.

Ron gave the Neighborhood Watch committee report. He stated that there were twenty-six incidents reported from July 4 through the July 30 from the Crime Mapper Alert program. Most of these were minor incidents.

Rick asked if there were any questions before proceeding to new business. At a meeting earlier this year, the subject of emergency warning sirens was raised. The BLPOA Board invited Jake Lippner from the Starke County Emergency Management Agency (SCEMA) to speak on this topic.

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Jake stated tornado sirens at the lake would have to be placed about every 2.6 miles for outdoor warnings and our lake area would require six sirens to be installed for an effective system. These units usually run between \$25,000 to \$125,000 not counting the installation, maintenance and fees to operate them. It would be far more cost effective to have homeowners get NOAA radios at approximately \$25 each. He stated that we need to get more up-to-date devices to aid in the warning. There is a mass warning system that people can access on their phone or website by going to NIXLE.com and signing up. It's free and easy to get information on storms and warnings. They have Amber and Silver alerts that are sent out. He also suggested his facebook page to get information. Jake's email is jlippner@co.starke.in.us He will be sending Denise information that we can post on our website. Two members inquired about whether there were designated buildings or areas to be used as storm shelters. Jake stated that no official building or area is listed as a storm shelter, but the county does have emergency plans that can handle minor incidents should they occur. There are some state reimbursement monies for building such shelters. Jake also made a comment about golf cart usage on State Road 10. It is a hazard to the public in general because of the many semi-trucks hauling chemicals and other hazardous materials. If those drivers don't see these carts, it doesn't take much for one of these trucks to tip over and have a spill that can harm the entire community.

Rick mentioned the Starke County Chamber Golf Outing that will be September 16 and asked if we wanted to sponsor a team for \$250. Most comments were to not sponsor a team, but sponsor two holes for \$75 since the BLPOA is a member of the Starke County Chamber of Commerce. A motion by Aileen was made in favor of sponsoring two holes and seconded by Diane B. The motion passed.

Rick then proceeded with a discussion of the Bass Lake Beach area. Rick has been and is in constant communication with the County Park Board and Kathy Norem, trying to work on getting them to make a five-year commitment to improving the State Beach area. It was stated that the State Beach was donated to the county by the state for \$1.00/year for 100 years and that it's the county that is responsible. Everyone agrees that improvements are needed.

With no further business to discuss, a motion was made by Mary Jean that we adjourn the meeting and Diane N. seconded. The meeting was adjourned at 10:42 AM.

Next meeting will be Saturday, September 24, 2016 at 9:00 AM at the BLPOA building.

Denise Evans, Secretary