

BASS LAKE PROPERTY OWNERS ASSOCIATION

BLPOA MEETING

APPROVED MINUTES FROM FEBRUARY 6, 2016

The BLPOA meeting of February 6, 2016 was opened by President Rick Anderson at 9:00 AM with the Pledge of Allegiance. Officers present – Rick Anderson and Diane Nowaczyk. Directors present – Diane Andrews, Diane Blais, Aileen Collura, A.J. Gappa, Chad McDaniels, Rik Ritzler and Gayle Smith. Officers absent – Mary Topelian and Ron Vendl. There were ten property owners in attendance.

Rick welcomed and thanked everyone for coming to the meeting 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. Diane N. stated that she received no additions, deletions or corrections from the electronically sent non-approved minutes of the last month's meeting, so Diane A. made a motion to refrain from reading the minutes and accept them as they were sent, Aileen seconded the motion and motion passed.

Rick asked Diane N. to give the November, December and January Treasurer's Reports in Ron's absence. Reviewing each monthly Treasurer's report and explaining the expenses and the disbursements per Ron's directions, the total in all accounts in November were \$136,109.66, in December, the total was \$128,466.81 and in January, 2016 the total in all accounts was \$123,273.60. Diane N. made a motion to accept these reports for audit, Diane A. seconded and motion passed.

Rick then informed the audience that the officers and the board have agreed on slightly changing the membership process. Since we have had such positive feedback from disbursing Bass Lake information via our bulk email, it was decided that we will be sending out the Annual Letter and 2016 Membership Form by email also within the next week. To all property owners NOT responding to this email process and to those property owners that DO NOT have computer access, a paper copy of these forms will be sent out by US postal service and should be received by our members in mid-April. One major difference from the previous year's process is that instead of being a \$10.00 late fee if payment is made after July 1, there will now be a \$40.00 reinstatement fee charged to reenter your information into our system. Another difference in this year's process is that the mailing option will be \$4.00. You will not only receive your garbage sticker and membership card, but you will also be mailed the 2016 Phone Directory! The board is optimistic that these changes will save mailing expenses, prevent misplaced forms and simplify the entire process.

Rick asked if there was anyone present that could give an update on how the 2016 Directory ads are proceeding. Diane N. stated that Ron and Russ Blais have both been working on soliciting

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ads. As of this week, they have contacted 113 businesses and organizations and have collected fees from 32 of those companies. In order for completion of the directory in time for our membership drives, all information needs to be at the printer by mid-March. Russ Blais introduced himself and stated that he has been assisting Ron and is soliciting ads in Knox and Winamac. He has been pleased with the reception he has had and the enthusiasm by some businesses to renew their advertising.

Rick asked if anyone had a report from the Social Committee since Mary T. is absent. Diane B. and Gayle S. stated that they are on the committee and that there are a few social events being planned:

- May 21 – Coffee and Donuts at the first 2016 Membership Drive – A kick-off for the season
- June 11 – Ice Cream Social
- July 9 – Annual Meeting – coffee and donuts to be served
- Oct 7 – The Bicentennial Torch Run
- Oct 22 – Fall Soup Social

Gayle and Diane B. asked if it was possible for the Social Committee to get some “seed” money in order to offset some of the expenses for these events. Rick stated that he saw no problem with that and informed the group that on the annual membership form, there was a line for property owners to donate to these social events. Diane B. made a motion to release from the general funds, the amount of \$500.00 to the Social Committee, as “seed” money to pay for the expenses of this coming years social events. Gayle S. seconded and motion passed.

Rick suggested that the BLPOA put on a Spring Pizza Party and asked for volunteers to assist him in the planning. Russ Blais offered his service, as well as Kathy Carrier and Aileen Collura. More information will follow.

Rick asked Diane A. for a report on the Beautification Committee. Diane stated that nothing much is happening until spring, but that she was given new flags for triangle. Ron purchased new flags for the building also and they will be kept in the office until needed to be hung. Diane stated that Starke County has made a new Nuisance Ordinance that is being reviewed by county attorneys and is presently with the county commissioner’s office for tweaking, before being sent downstate for their input and approval. This ordinance will have guidelines that will assist in procedures for unkempt properties and abandoned buildings. The Starke County Planning Committee will eventually be home to this ordinance.

Rick asked Larry Collura to give a BLCD report. The rainfall for the month of January was 1.6 inches. The total precipitation for 2015 was 40.4 inches. Larry stated that there are three more payments until the sewer loan is paid off. These payments are made twice a year. After the loan is paid off, a monthly fee for property owners will still exist to cover ongoing maintenance and

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replacement parts. The BLCD minutes are posted for anyone to read on the BLCD website. The pump was on for only 16 days in 2015 and the lake level has remained satisfactory. There was some concern that the Fish Hatchery may start emptying some of their ponds into the lake and was this of any concern for the safety of the lake. Rik R. stated that the BLCD maintains the lake and the DNR oversees the lake. Permits are needed if anything is discharged into the lake.

Larry also is the Systems Administrator of our web site. He monitors the use and frequency it is viewed. His statistics show that every year the viewing is increasing which is good for our lake and its public relations. He is always looking for lake pictures to post on the website so if anyone has a favorite “shot”, please send it to him in JPEG format.

Rick asked about the building maintenance. Diane stated that one of our five furnaces broke down and needed replacement. McGrath’s replaced it for a fee of \$5300. The other furnaces were checked and all is well. The timer on the outside building lights needs checking – the time needs to be changed as it is staying lighter longer. Diane stated that building rentals are staying steady and the utility bills seem to be decreasing as the thermostats are being monitored more closely.

Bass Lake will host a Boater’s Education and Safety Class at the BLPOA building on Saturday, July 2, 2016. This is taught by the DNR and it will be conducted from 9 AM until 5 PM. Registration is done on line, but our BLPOA hostess will be Aileen Collura and she can assist you with questions or concerns. Aileen is a board member and more information will follow.

Rick asked if there is any news from the Neighborhood Watch Committee since Ron is not present to address this. Diane stated that as a member of that committee, she can say that there have been no real incidents to report. She did say that there were no extra patrols by the sheriff’s department during the holidays due to scheduling issues within the sheriff’s department. The extra patrol for the evening of December 6 (the BLPOA Christmas Party) was cancelled since the event was cancelled. Next Neighborhood Watch meeting will be April 4, 2016 at 6:30 PM in the BLPOA building.

OLD BUSINESS:

- With spring right around the corner, the task of grass cutting around our properties needs to be addressed. It was agreed to keep Frank Adamiec on the payroll for this job as he has been reliable, prompt and does a good job.
- Diane N. read a thank you from the Starke County Community Services acknowledging and thanking us for our generous donation from the property owners of the BLPOA.
- Gayle S. suggested that on days that the BLPOA has events at the building (meetings, socials, etc.) that a container be available for property owners to bring in and donate non-perishable items throughout the year. We have been informed that slightly expired items will be accepted.

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NEW BUSINESS:

- Gayle mentioned that Indiana's Bicentennial Celebration will touch us here at Bass Lake on October 7, 2016 when "The Torch" will travel through the southwest section of our lake community. The BLPOA should partake, with some recognition, with this historic event.
- Rik R. stated that he is happy to announce that traffic accidents at the intersection of SR 10 and US 35 and also at the curve in S. CR 210 (in front of Sporty'z) have become greatly lessened since the flashing light was removed and a stop sign was installed at these problem intersections.
- Joann Berger would like to thank the County for doing such a wonderful job plowing this winter and for addressing the speed used by some of their drivers – she is happy to announce that she did NOT have to replace her mailbox this year because it was not plowed over.

With no further business to discuss, Diane A. made a motion to adjourn this meeting at 10:15 AM, Diane B. seconded and motion was passed. The next BLPOA meeting will be Saturday, March 5, 2016.

Respectfully submitted,

Diane Nowaczyk/BLPOA Secretary