

BASS LAKE PROPERTY OWNER'S ASSOCIATION

MEETING MINUTES 8/21/21

I. Attendees

- A. *Officers:* Rick Anderson, Mary Topelian, AJ Gappa, Kathy Laiter
- B. *Directors:* Tom Busch, Terry Chmiel, Mary Jesso, Rich Linkus, Rik Ritzler, Ron Vendl, Val Williams
- C. *# of Property Owners/Guests Attending:* 34

Meeting opened with the Pledge of Allegiance.

Rick Anderson asked if anyone would like to speak to please raise their hand, be acknowledged, state their name and then make their contribution(s).

II. Minutes

Minutes for the July 2021 Property Owners' meeting were reviewed. Motion made by Rich Linkus with a second by Terry Chmiel to approve the minutes with two changes; add Gayle Smith to "I.B. Directors" and under the Neighborhood Watch section correct the word "attempted." The minutes were "approved" and will be posted on the BLPOA website: <https://www.inbasslake.com/>

III. Treasurer's Report

Treasurer, AJ Gappa, reviewed the June and July reports. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Rich Linkus and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:	June	July
Beginning Balance	76,758.54	76,759.17
Deposits / Trans.	---	---
Interest	0.63	0.65
Withdrawals / Trans.	---	---
Ending Balance	76,759.17	76,759.82
MISC:		
CD – beginning balance	102,805.23	102,817.92
Interest	12.69	---
CD – ending balance	102,817.92	102,817.92
GRANT CHECKING ACCOUNT:		
Beginning Balance	25.00	25.00
Deposits	2,910.00	
Disbursements	2,910.00	
Ending Balance	25.00	25.00
GENERAL CHECKING ACCOUNT :		
Beginning Balance	75,556.36	95,879.75
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	29,017.00	15,076.00
Disbursements	8,693.61	9,056.21
Ending Balance	95,879.75	101,899.54
TOTAL ALL ACCOUNTS	275,481.84	281,502.28

IV. Beautification / Welcome Committee

Mary Jesso stated she has gone around the lake and the decals on the five flower planters have begun to peel. She was able to remove what she could so the picture would still make sense. We can order more decals or if you look at the one in front of our building that was painted by a local artist perhaps we can get a stencil made and spray paint a picture on all of them. Options are being looked into for the spring.

Mary presented a new welcome packet for homeowners and explained the content. We will no longer give them to the realtors as that did not produce results. Board members have been given an example to review and submit corrections/updates. We currently have two new homeowners that will receive one.

Mary Jesso asked for the Board to consider purchasing a printer in order to create packets and to be used for other projects as well. A printer purchase was previously approved so we will move forward with ordering one. A member (Michael Ohlansky) offered to purchase one for the association and Mary Topelian and Mary Jesso will work with him.

V. Social Committee

Mary Topelian explained what the committee does and would welcome ideas for activities from the Board and members. October 16 at 5:00 pm will be our Annual Soup Social. The entrance fee is \$5 per person (under 10 free). We are looking for additional soup donations for the event. Some people bring a dessert without being asked which is appreciated. This is a fun night for socializing and voting on your favorite soup as well as the fall yard decoration contest.

Rick Anderson noted the bike ride, while wet, was a fun time.

Rick noted someone has donated a ping pong table and possible bag game set. We may host an inside get together during the winter. An email notice will go out when scheduled.

Rick explained that in order for the May Pizza Party to continue we would need a new lead. It has been successful and a lot of fun but is a lot of work.

VI. Building Rentals

Rich Linkus advised we have no rentals for September. We have some for October and to date we have received about \$1,100 in rental monies.

Mary Topelian questioned if our cleaner have been around as the building is dirty. Rich has been reaching out to them and has not been able to reach them so most likely we will be looking for a new service.

VII. Park Board

Rik Ritzler stated that last month they terminated the contract with the park manager for dereliction of duty. Next Tuesday the Park Board will be interviewing candidates for the Park Superintendent position and Thursday at a public meeting will be hiring the role and the start of a new Starke County Parks Department which has never existed before.

The Board just engaged the Kankakee Iroquois Regional Planning Commission to assist with the five-year update due in January. As part of the update, the running of the beach will be included and the Park Superintendent will work to create a strategy for 2022. There is now a budget and the ability to create this department. There will be many public meetings for the remainder of the year for public input. Everyone is encouraged to attend and give his or her input.

VIII. Building Maintenance

Ron Vendl stated our electrician came in and replaced the lights around the exit sign, one in the hallway and the exit sign in the fireplace room. LED bulbs were installed in the light fixtures on the front of the building however they do not seem to light so they need to be checked. The cart for the round tables was repaired. When the electrician was here he was also asked to look at the old light fixtures in our storeroom. We would need to remove the ballast and convert to LED. The cost will be approximately \$450 to \$500. The new LED bulbs would probably not need to be replaced for at least ten years. Ron asked for a motion to approve \$500 to replace the storeroom light fixtures. It was seconded by Kathy Laiter and approved.

IX. Neighborhood Watch

Ron Vendl stated our regular officer did not attend due to a training conflict but the former officer came to visit and was able to answer some questions. In July, we had 55 incidents reported. Next meeting will be Labor Day at 6:30 pm.

X. Bass Lake Conservancy District

Larry Collura stated rainfall for July was 2.55 inches, for August (to date) we had 3.33 inches of rain and YTD 28.26 which is about a half inch short of the entire year of 2020. As of Wednesday, we had pumped 22M gallons of water into the lake and for the year 210M gallons. The pump is currently running at 1.1M to 1.2M gallons per day. With the drought and low water table, we are slightly down from the 1.4M per day. We are running 110 feet down with a 16-inch pipe and it is a 3-phase motor with a lot of horsepower. We are told on a hot/windy day we could lose about 1.2M gallons per day.

The BLCD does monthly bacterial testing and the average for the year is 3.33 mpn. The critical area is 240 mpn so the lake is healthy from a bacteria point of view. The next meeting is September 13 and one agenda item will be to revamp the ordinance for port-a-johns. It was written one way but approved differently. There should not be a port-a-john within 30 feet of the lake shoreline and currently there are one or two. It is not clearly stated in the ordinance so it needs updating.

Information was provided to the property owners of items not to put into the sewer system. Basically, only waste and toilet paper should go in. The BLCD is also reaching out to rental properties to see if they will install some signage in regards to this issue.

We have ordered some Generax systems to be installed next to several lift stations around the lake which will help when there is a power outage. Previously we had one portable generator that was moved around the lake.

In regards to weed control, the BLCD was approved to spray an additional 7.9 acres. Monies used for weed control come directly out of the BLCD budget.

To stay current on lake activities/updates please visit: <https://www.blcd-ind.org/>

XI. Old Business

Welcome Sign Committee:

Mary Topelian presented a few design options and is looking for more options keeping in line with the County requirements. As of now only Mary is on the committee and she is looking for additional assistance. Mary is working with Dan Kajer, the County, and the commissioners for what will be allowed in the area.

Election:

After some issues with the last election we will be revisiting the By-Laws and updating the election section. The Secretary will look for volunteers to create a committee that will meet over the winter during the October meeting. Changes will be presented at the May and June meetings and voted on at the Annual Meeting in July.

Healthy Shoreline:

Rick Anderson stated the project is wrapping up and a huge thank you to Kathy Carrier for all of her hard work on this project.

XII. New Business

Garbage/Recycling:

Program moving along fine and our contact at Republic has retired so we will have a new contact. Our current contract is good through June 30, 2024.

Solar Farm/New Pump:

Rick Anderson had a meeting on Thursday with GEG and they would like to add a new item to what previously was being looked at.

- 1) 4 irrigation pumps on solar farms being routed to the lake is now too expensive and complicated to do;
- 2) Ralph Swanson pump could be done to the lake and a lot of approvals and more cost estimates which is expensive as well as having to go through the beach property;
- 3) Mark Kolish pump is not too far from the discharge and that could be pumped into the lake; and
- 4) GEG would like to look at drilling a new well and would like to use the BLPOA name on a permit to purchase a few acres close to the dam, across the road and back a little, probably be solar powered and pumping about 900,000 gallons a day (powered by 60 horse power motor).

Rick Anderson asked for the following motion:

Motion to allow GEG to pursue a permit application using the BLPOA name to install a new well near the outlet control structure and at this time makes no commitment for the association to manage the well.
Motion made by Rick Anderson and seconded by Rich Linkus. A discussion took place prior to a vote to approve the above motion.

A motion was made, seconded and approved to adjourn the meeting at 10:44 am. The next meeting will be February 5, 2022 at 9:00 am.

Respectfully submitted,

Kathy Laiter
BLPOA Secretary