

# BASS LAKE PROPERTY OWNER'S ASSOCIATION

## MEETING MINUTES 2/05/22

### I. Attendees

- A. *Officers:* Rick Anderson, AJ Gappa, Kathy Laiter, Rich Linkus
- B. *Directors:* Tom Busch, Terry Chmiel, Mary Jesso, Rik Ritzler, Ron Vendl, Val Williams
- C. *# of Property Owners/Guests Attending:* 18

Meeting opened with the Pledge of Allegiance.

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

### II. Minutes

Minutes for the October 2021 Property Owners' meeting were reviewed. One spelling correction for a last name was needed. Motion made by Rich Linkus with a second by Tom Busch to approve the minutes with the one change. 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 October, November and December reports. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Rich Linkus and will be posted on the BLPOA website.

<b>OPERATING FUND/MONEY MARKET:</b>	<b>October</b>	<b>November</b>	<b>December</b>
Beginning Balance	76,761.11	76,761.76	76,762.39
Deposits / Trans.	---	---	---
Interest	0.65	0.63	0.65
Withdrawals / Trans.	---	---	---
Ending Balance	<b>76,761.76</b>	<b>76,762.39</b>	<b>76,763.04</b>
<b>MISC:</b>			
CD – beginning balance	102,830.87	102,830.87	102,830.87
Interest	---	---	12.82
CD – ending balance	<b>102,830.87</b>	<b>102,830.87</b>	<b>102,843.69</b>
<b>GRANT CHECKING ACCOUNT:</b>			
Beginning Balance	25.00	25.00	25.00
Deposits	1,800.00	---	5,055.29
Disbursements	1,800.00	---	5,055.29
Ending Balance	<b>25.00</b>	<b>25.00</b>	<b>25.00</b>
<b>GENERAL CHECKING ACCOUNT :</b>			
Beginning Balance	83,532.46	71,145.08	61,209.12
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	2,233.75	405.00	975.00
Disbursements	<b>14,621.13</b>	<b>10,340.96</b>	<b>11,192.71</b>
Ending Balance	<b>71,145.08</b>	<b>61,209.12</b>	<b>50,991.41</b>
<b>TOTAL ALL ACCOUNTS</b>	<b>250,762.71</b>	<b>240,827.38</b>	<b>230,623.14</b>

**IV. Social Committee**

Rick Anderson stated we are hoping to hold the annual pizza party in May. We are looking for one or two people to lead the event. Two members volunteered to co-chair the event. Volunteers to run the pizza party will be Cindy Wiseman and Denise Lyons. Several members offered their support to help make the event a success.

Rick will host the July Annual Bike Ride and we will be looking for co-chairs to host the October Annual Soup Social.

**V. Building Rentals**

Rich Linkus reported that in 2019 we had \$1,975 in rentals, we were closed in 2020, and in 2021 we ended with \$2,300. Organizations as well as non-profits are welcome and some will be able to use the space free of charge.

**VI. Park Board**

Rik Ritzler reported the Board is currently updating the five-year plan and it will be posted on the Park Board website for comments. The March meeting, held the second Tuesday of the month at 6:00 pm, will have discussion regarding this plan. He stated that the trailhead area and restroom building will be going out for bid next week. Construction should begin in either May or June and completed by July/August.

Rik stated that the Ocro organization would like to spend money on a large Bass Lake project so the five-year plan is very important.

A search for a new Superintendent as well as a Park Board position are being recruited. If interested you can attend Tuesday's meeting as well as the March one and let the Board know. The Board position would need to be approved by the County Commissioners.

**VII. Building Maintenance**

Ron Vendl reported we replaced all of the light ballasts in the storage room to make them LED compatible.

In mid-December we had sewer issues and DS&S came out and was able to repair in about four hours. We had the blue room entry door repaired because it would not lock. The company repaired the lock for free in exchange for an ad in our 2022 Directory.

Ron had fire extinguishers inspected in January and discovered a fire extinguisher in the small room just inside of the green room entry door. It was last inspected in 2010 so that was replaced. He further noted that since we have not had a lot of rentals over the last couple of years our supplies are deficient. Our vendor went out of business so we now have a new one.

**VIII. Neighborhood Watch**

Ron Vendl stated there were two special patrols; one on November 24 from 6 pm until 2 am and the second was on December 31. We pay an officer \$40 per hour

Ron reported that in December there were 37 incidents and January 36 that were listed on the crime mapper alert.

**IX. Bass Lake Conservancy District**

Russ Blaise shared that January had .91 inches of rain which is the least amount we received since tracking in 2003. We ran the pump until January 6 which was the latest we ever ran it. Once ice forms we need to stop and will be turned on once the lake thaws.

Meetings are the second Monday of the month and information can be found on their website.

Russ stated that there is a rumor that the BLCD does not wish to manage the current pump any longer and that is incorrect. They will continue to manage the pump.

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

## **X. Old Business**

### *Health Shoreline:*

Kathy Carrier shared they wrapped up the last year's grant completing 19 shorelines with glacial stone. She asked the Board to approve processing a new grant. The request was approved for Kathy to proceed and the total amount for the new three-year grant is \$93,000 which would add glacial stone in front of 35 properties. Last time the grant covered 50% of the cost and this time the request is for 80%. We will probably not get total dollars requested but we should know something by July for the next three years.

Purdue (behind Woodshed Tap restaurant) is putting up some information boards to share history/ information on the research ponds and add notices of activity. They plan to create a website which would give us information on their current research activity. They will hold Plan Management workshops which all will be invited to attend and they are bringing up one pond to start new research next summer. Kathy will keep everyone updated via the monthly BLPOA newsletter, Catch & Release.

The Bass Lake Conservancy District and Kathy usually attend the Indiana Lakes Management Society Conference each year. It was cancelled the last couple of years but they are holding it this year at Swan Lake Country Club on April 7 and 8. Kathy plans to attend and will take notes and share with the Association.

We are partners with the Lily Center for Lake Research. They give us great information which goes into the newsletter. They have several upcoming webinars regarding geese management, wild flowers, bird basics, composting; all info will go into the monthly newsletter.

This will be our fifth year participating in the Clean Lakes Program with Indian University. Rich Linkus, Kathy Carrier and Rick Anderson go out with Purdue and take measurements as part of the IU program. We are part of a State-wide research program and our data is included.

## **XI. New Business**

### *By-Law Committee:*

Rick Anderson noted that he received a petition, signed by 11 BLPOA members (By-Laws require 10 signatures) requesting that the March 2022 meeting also serve as a Special Meeting in order for the BLPOA Board to present and vote on a revised voting procedure to update the By-Laws. The draft will be posted on the website.

### *Annual Letter:*

Rick Anderson reviewed the Annual Letter as well as the 2022 Membership Form.

### *Directory Update:*

Ron Vendl reported that last year we finished with 91 ads with 13 companies dropping their ad. We still mailed a request to them this year. We have reached out to 111 advertisers and to date we have received 46 positive responses.

### *Boating Class:*

Terry Chimel stated that since the class is to take place at Koontz Lake, he will not be involved in scheduling. He has reached out to them for some information but has not yet received a reply.

### *Vacant Board Position:*

Rick Anderson reported that the Vice President role is currently open. Rich Linkus offered to be acting Vice President until the July election.

### *Pump/Solar Projects:*

Rick Anderson read a Term Sheet submitted from Doral LLC that would require Doral and the BLPOA to sign. Discussion took place. One concern expressed is for Doral it is a non-binding document but not for the BLPOA.

Another concern expressed was the 30-year term was not long enough and would go by quickly as well as the location being on personal property. It was noted that a survey was sent out to the membership and that approximately 40% responded. Of those responding about 80% would like to see a second pump.

A recommendation was made that the Association meet with an attorney that is not tied to the BLPOA to review the term sheet as well as give the Board the opportunity to ask other questions regarding the entire project.

Rich Linkus made a motion to sign the term sheet submitted by Doral and seconded by Tom Busch. The vote was as follows: 4 Yes (Rick, Tom, Rich, Val); 3 No (Ron, Kathy, Rik); 3 Abstain (Mary, AJ, Terry). A discussion took place as many of the Board members did not understand what abstaining meant.

Rik Ritzler made a motion, seconded by AJ Gappa, to revote due to Board members not understanding the definition of abstaining. The vote was as follows: 4 Yes (Rick, Tom, Rich, Val); 6 No (Mary, Ron, Kathy, AJ, Terry, Rik)

Mary Jesso made a motion, seconded by Val Williams, to hire an independent attorney for guidance and the Board to ask general questions. The vote was as follows: 9 Yes (Mary, Tom, Ron, Kathy, Rick, AJ, Rich, Terry, Rik Val) and 1 No (AJ). Rik Ritzler to check into the attorney from Pulaski County to meet with the Board.

Rick Anderson will reach out to Doral to update some wording in the Term Sheet. Val Williams offered to reach out to our insurance company to check into any additional costs or liability due to having the pump. Kathy Laiter to reach out to the DNR in Indianapolis to see if we can get some insight as to the potential of having a second pump. Rik Ritzler suggested the County may need to make the decision to easement rights even though it is private property.

A motion was made, seconded, and approved to adjourn the meeting at 11:20 AM. The next meeting will be March 5, 2022 at 9:00 am.

Respectfully submitted,

Kathy Laiter  
BLPOA Secretary