

# BASS LAKE PROPERTY OWNER'S ASSOCIATION

## MEETING MINUTES 3/05/22

### I. Attendees

- A. *Officers:* Rick Anderson, AJ Gappa, Kathy Laiter, Rich Linkus
- B. *Directors:* Tom Busch, Terry Chmiel, Mary Jesso, Rik Ritzler, Val Williams
- C. *Absent:* Ron Vendl
- D. *# of Property Owners/Guests Attending:* 35

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 February 2022 Property Owners' meeting were reviewed. Motion made by Mary Jesso with a second by Rich Linkus to approve the minutes. 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 January report. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Tom Busch and will be posted on the BLPOA website.

#### OPERATING FUND/MONEY MARKET:

January

Beginning Balance	76,763.04
Deposits / Trans.	---
Interest	0.65
Withdrawals / Trans.	---
Ending Balance	<b>76,763.69</b>

#### MISC:

CD – beginning balance	102,843.69
Interest	---
CD – ending balance	<b>102,843.69</b>

#### GRANT CHECKING ACCOUNT:

Beginning Balance	25.00
Deposits	---
Disbursements	---
Ending Balance	<b>25.00</b>

#### GENERAL CHECKING ACCOUNT:

Beginning Balance	50,991.41
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	245.00
Disbursements	9,462.05
Ending Balance	<b>41,774.36</b>

#### TOTAL ALL ACCOUNTS

**221,406.74**

**IV. Welcome/Beautification Committee**

Mary Jesso stated she delivered one welcome package to a new homeowner in the past month.

Around Christmas Mary decorated the outdoor planters and recently removed the Christmas flowers leaving the evergreen decorations for winter. Mary stated she would like to proceed with painting of the planters since the stickers have peeled off. She is looking for someone who might be interested in doing some art work on them and will also check with the high school to see if there are any students who might be interested.

Mary stated she would like to pull the paperwork from the last chairperson and get volunteers who would like to assist in designing and installing welcome to Bass Lake signage by the new T. There are a couple of agencies this committee would need to contact for various permissions to be able to move forward with the project. Rick Andersson suggested we bring up again at the April meeting and ask for volunteers to assist Mary on the project.

**V. Social Committee**

Rick Anderson stated that we will be holding the Pizza Party on Saturday, May 21 at 5:00 pm. A few people have volunteered to assist. We will hold a short meeting after the April BLPOA meeting for anyone interested in assisting.

**VI. Building Rentals**

Rich Linkus reported that rentals are increasing and to please spread the word to anyone you know that is looking for a facility. Rich's contact information is in the Directory as well as on our website.

**VII. Park Board**

Rik Ritzler stated that there has been an opening on the Park Board and Tom Busch from our Board will be filling the vacant position. There were four candidates for the Park Superintendent position as well as a Park Clerk opening and offers will be made at the next meeting Tuesday evening. The Five-Year Plan will be discussed, is posted on the Park Board website, and a final plan vote will be done at the April meeting.

The bids have been received for the trail head project to include 30 parking spaces and a bathroom. There is a future plan to add a walkway from the trail head to the boat launch area. The County has four projects however only three can move forward. The potential projects are North Judson, Knox, Koontz Lake and Bass Lake. The decision was made to remove the Koontz Lake project from the bid.

**VIII. Building Maintenance**

Rick Anderson noted that at our last meeting Ron Vendl informed us of a sewer back-up and DSS coming out to unblock the system. The drains backed up again last week due to someone flushing paper towels and DSS was able to again clear the blockage. There are signs posted however they do not seem to be working. A suggestion was made to reach out to each renter asking them to notify everyone in their respective group to not flush certain items. A member suggested we remove the paper towels and install hand dryers. This was discussed and Rich Linkus is to reach out to Live Oak Electric and get a bid on installing hand dryers.

**IX. Neighborhood Watch**

Russ Blais said February was somewhat of a quiet month with 17 incidents.

**X. Bass Lake Conservancy District**

Russ Blais shared that we had 2.89 inches of rain in February and the average is 2.08 inches. The water at the weir seems to be down about three inches. He noted Aquatic Control will hopefully be out in March to survey the lake and submit a report to the DNR to determine the area that will be able to be treated this year. A few surveys are completed each year and the updates are reported to the DNR. It was noted that they no long will be using the multi-year product and plan to go back to the annual application as it seems to work better. All information is posted on the BLCD website.

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

**XI. New Business**

*Membership Drive:*

Kathy Laiter stated that from mid-February through mid-June the Annual Letter and Membership Form will be emailed to all members with an email on file. On March 26 at 9:00 AM we are looking for volunteers to help stuff envelopes to send these forms to all members. We will be meeting at the BLPOA room.

*By-Laws Update:*

Tom Busch and Kathy Laiter stated we discussed the updates at the February meeting. We had three Board and three members meet to create a more formalized process. Tom Busch made a motion with a second by Rich Linkus to approve the updates to the By-Laws. The Board unanimously approved the revisions.

*Boating Class:*

Terry Chimel stated that he has not yet heard anything about the class at Koontz Lake. He informed everyone that on April 2 from 9-3 EST the DNR will be holding a boating class at the Pulaski County Highway Garage (just north of Winimac). There are 40 openings as of today.

*Pump/Solar Projects:*

Rick Anderson reviewed the term sheet from Doral (solar company) at the February meeting. The Board asked for some additional information and a couple of changes that have been done. A motion was made by Tom Busch and seconded by Rich Linkus to “sign the Term Sheet with the understanding that we are going to negotiate any final agreements between Doral and the BLPOA.” A discussion took place and the Board unanimously approved the term sheet giving Doral permission to start the process of looking into the feasibility of installing a second pump. A future vote will still be required as to whether the BLPOA will move forward with the project once information is received from Doral and agencies as needed.

A motion was made, seconded, and approved to adjourn the meeting at 9:55 AM. The next meeting will be April 2, 2022 at 9:00 am.

Respectfully submitted,

Kathy Laiter  
BLPOA Secretary