

# BASS LAKE PROPERTY OWNER'S ASSOCIATION

## MEETING MINUTES 7/07/18

### I. Attendees

- A. *Officers:* Rick Anderson, Mary Topelian, A.J. Gappa
- B. *Directors:* Diane Blais, Aileen Collura, Kathy Laiter, Gayle Smith, Rik Ritzler, Ron Vendl
- C. *# of Property Owners Attending:* 39 voting members as well as others

The Pledge of Allegiance opened the meeting. Rick Anderson announced that although you received a ballot to vote in the election to please wait to complete as we need to announce a change.

Rick asked that 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 of the June 2, 2018 Property Owner's meeting were reviewed. The minutes were then moved and "Approved" for posting on our web site.

### III. Treasurer's Reports

- A. Money Market Account June 2018
  - Beginning Balance: \$125,098.50
  - Withdrawal/Transfer to Checking: \$0.00
  - Interest: \$31.19
  - Ending Balance: \$125,129.69
- B. Checking Account June 2018
  - Beginning Balance: \$65,419.59
  - Disbursements: \$9,916.01
  - Received Memberships, Rentals, Directory: \$37,806.01
  - Ending Balance June 2018: \$93,309.59
- C. Total All Accounts: \$218,439.28

### IV. Election

Rick Anderson asked the Board members up for election to give a brief overview of themselves as well as advised everyone that Jan Dwyer, the current Secretary, will not run again. He further noted that Kathy Laiter had volunteered to fill the vacancy so we now have one vacant Board position should anyone like to step up to fill the vacant Board position.

When the results were tabulated toward the end of the meeting the By-Laws passed with a vote of 37 to 2 and everyone on the ballot was successful. There were two write in

candidates for the vacant position; Richard Linkus and Kathy Carrier. While Kathy was appreciative of the opportunity she is happy with continuing the newsletter and other odd jobs she is helping the association with so turned it down. Richard accepted the open position so all Board seats are filled. The new 2018/2019 Officers/Board members are:

President – Rick Anderson	Cindy Hunter – Board Member
Vice President – Mary Topelian	Richard Linkus – Board Member
Treasurer – A.J. Gappa	Rik Ritzler – Board Member
Secretary – Kathy Laiter	Gayle Smith – Board Member
Diane Blais – Board Member	Ron Vendl – Board Member
Aileen Collura – Board Member	

#### **V. Guests**

Rick Anderson asked our guests to introduce themselves and to address the audience if they would like to.

##### **A. Don Binkley, *President - Starke County Commissioners***

*Kathy Norem, Vice President – Starke County Commissioners*

Kathy introduced Don and herself and gave a brief overview of their roles as well as noted that while they are from opposing political parties stated they worked well together and to please vote for Don in November.

##### **B. Nick Bourff, *Starke County Prosecutor***

Introduced himself, offered assistance to everyone, and answered a few questions to include the recycling issue and the dumping ordinance. Kathy Norem and Nick stated they would review the ordinance and update as needed. Questions/statements from Matt Ebach, Larry Wickert, Laura Loudenber, and Larry Collura were also made at this time.

#### **VI. By-Laws**

Rick Anderson gave a brief overview of the By-Laws and clarified to everyone that their vote is to either accept all changes as proposed or to decline them. He then asked everyone to complete their ballots and they were collected and counted.

#### **VII. Golf Carts**

Kathy Norem asked Don Binkely to read the letter regarding golf carts on SR 10 as it relates to the new signs that were posted. Don read the letter (copy attached) and a brief discussion took place noting that as a State route it is illegal to drive a golf cart on the road between the marina and Bass Lake Pub.

#### **VIII. Fireplace Room Renovation**

Mary Topelian stated that the committee has updated the RFP (description of work required) and is in the process of obtaining bids to update the fireplace room and possibly extend the new flooring into the kitchen. The project is being moved to the fall due to rentals, festival, and being the busy time of the year. She asked for everyone to please spread the word and should they know of anyone that would like to submit a bid they should do so directly to her.

**IX. 2019 Directory**

Ron Vendl noted that the last of the monies have been collected. We have received a little over \$8,000 from advertisers totaling 156 ads adding four pages to the book. This increased the cost of the directory due to an improved binding system that had to be used. The estimated cost of the directory this year was \$8.64.

Rick Anderson and others gave Ron Vendl and Russ Blais a BIG thank you as the directory is a very large and time consuming project.

**X. Beautification Committee**

Gayle Smith represented the committee and stated all flowers are in place and requiring a lot of water due to the heat but they are doing well. The committee is beginning to look at some new ideas.

**XI. Social Committee**

Rick Anderson stated that the following Saturday, 7/14, there would be a bike ride on the trail and that anyone interested should meet at the BLPOA building at 8:00 a.m. He said we would also post it on our website.

Mary Topelian noted that everyone should mark their calendars for 10/20 for the Soup Social. Last year approximately 110 attended with 20 soups. This year the committee is trying to secure 25 soups. There are also recipe books for sale (\$5.00) from those that offered to reveal their secrets.

Gayle Smith reviewed the new member welcome brochure that were distributed to realtors for new homeowners. She explained what a great resource for new property owners it is. Gayle also noted that there is a handout on the front table for anyone who would like a listing of summer events.

**XII. Festival Committee**

Mary Topelian noted that the festival is the last weekend of July and that t-shirts are still available at local businesses. She said if anyone wanted to pick up a schedule they were sitting on the table and to please do so.

**XIII. Facility Rentals**

Diane Blais stated that the annual rentals are on target. We currently have seven and we are half way through the year. She reviewed reoccurring rental groups.

Rick and Diane noted that we use to strip and wax the floors every year. Recently a group used a large sticker on the floor and when they removed it the dirt/wax came up with it leaving the emblem on the ground. A motion was made and seconded with a unanimous yes to redo the floors especially since it has been a few years since they were done. A concern was expressed about access to the fireplace room but since there is a separate entrance to the room that it would not be an issue as only one room would be completed at a time.

**XIV. Building Maintenance**

Ron Vendl noted that there is a dead tree issue out front and that it needs to be looked at. Mary Topelian who lives close by is taking a tree down and is to get a quote for our tree as well. A comment was made that the side of the building is beginning to get moldy and probably needs to get power washed/cleaned. We are to get a quote from the individual redoing the floors to see if he does that type of work.

## **XV. Buoy**

Rick Anderson noted that all of the buoys are out on the lake and we will need six new ice buoys for this winter. An order has been placed for eight. The cost is somewhere between \$60 and \$80 each.

A discussion took place regarding the amount of rocks that are beginning to cause damage to boats. It was noted that there is a very large one by the ski course and it has been marked. Also on the north side of the lake there are two rocks about ten feet apart about ¼ mile from shore and a buoy is in the middle of two. Laura Loudenber suggested that we post the rocks that we know of on our website. Gene Novello suggested that since there is a map of the lake in the middle of the directory that perhaps we should mark the map. It was also mentioned that the south end of the lake is very shallow and people might want to avoid it if possible.

Russ Blais stated that there is a submerged swim platform near the beach that should be avoided. Don Freese asked the purpose of an ice buoy. Rick Anderson explained that they are cone shaped and marks where a buoy needs to go back in the following spring.

## **XVI. Garbage Collection**

Rick Anderson advised that it is going ok and when there is a complaint he reaches out to Republic. He also contacts them in regards to new property owners. Generally they will pick up what cannot fit in your can should you call ahead of time. They will do a large pick up once a month only if contacted. Shirley Grajewski commented that when she places bags alongside her can they are picked up.

## **XVII. Website**

Larry Collura noted that 1,178 new users to our website. Bass Lake California changed their email address so we are getting their hits. We have not been hit with any virus and we are looking at a new host with one of the reasons being high definition pictures.

Some people are receiving error messages or receiving several copies of an email. We are still looking into a new platform.

## **XVIII. Bass Lake Conservancy District**

Larry Collura stated that Russ Blais has been reappointed to a four year term. They still have one opening in District 1 which starts at 4242 S. 210 and goes NE to Sportz. This term is for one year.

There are 16 lift stations and 22 miles of sewer now on line and the engineer receives notice on an iPad for any faults or errors so much more efficient and cost savings. The district will be doing some camera work on sewer lines to find illegal issues such as sub pumps being directed into the sewer system.

## **XIX. Healthy Lakes Initiative**

Rick Anderson said lake testing is being done. In the last few weeks visibility has gone from 13 inches to 19 inches in the deep areas. The lake is improving.

## **XX. Neighborhood Watch**

- Ron Vendl stated that several more break-ins of unlocked cars is happening and Boa Shores reported a truck had \$3,000 stolen.
- There were two fatalities in the last couple of weeks; one ATV incident and a motorcycle near the marina.
- Someone noted they saw three tv's dumped alongside of the road and that people are now dumping large items.
- Bass Lake Cemetery has a tree down and caution tape has been put up until it is taken care of.
- Russ Blais suggested that if you are on the lake and down by the water to make sure you still lock your doors as people are entering homes.
- Mary Topelian noted that over \$200 in solar lights, etc. was taken from Bass Lake Cemetery and now they may need to block it off to the public and people will need to park and walk in.

## **XXI. Old/New Business**

- Larry Wickert (Starke County Economic Foundation) explained about the Stellar Community Program and that if we can get this designation it will enable us in our request of grants. Information needs to be collected (e.g. income survey, five year plan) but we should look at achieving this.
- Shirley Grajewski asked about the flashing yellow light that was removed from 35 & 10 and if it could be put back up in order to see the turn after dark. Rik Ritzler advised everyone that since it has been taken down the number of accidents have decreased. Another suggestion was made to clearly mark the right turn lanes as cars are using them to pass and could cause serious accidents.
- Bob Fosnough lost his mooring ball. The suggestion was made to contact Michelle at the marina as they may be able to assist.
- Russ Blais announced that the new billboard and map were funded by Kathy Carrier.
- A reminder to save plastic caps for the bike trail as 400 lbs of caps can get another park bench.

A motion was made, seconded and approved to adjourn the meeting at about 10:40. The next meeting will be August 18<sup>th</sup> at 9:00 am.

Respectfully submitted,

Kathy Laiter  
Secretary, BLPOA



## INDIANA DEPARTMENT OF TRANSPORTATION

Northwest District  
P.O. Box 429  
LaPorte, IN 46352

Eric Holcomb, Governor  
Joe McGuinness, Commissioner

April 11, 2018

Donald Binkley, President  
Starke County Board of County Commissioners  
53 East Mound Street  
Knox, Indiana 46534

Mr. Binkley,

Thank you for contacting me with your questions about golf cart usage and signage on State Road 10. You are correct that golf cart operation on state highways is prohibited, and State Road 10 is no exception. The recently installed signs were indeed intended to warn motorists of the likelihood that a person operating a golf cart may cross SR 10 in the area.

The signs were prompted by a request from Indiana Representative Douglas Gutwein, who relayed to Indiana Department of Transportation officials that the signs were needed to increase safety.

If the Starke County Board of County Commissioners or the Starke County Sheriff have safety concerns in response to the signs, we welcome a conversation on this. Please feel free to email or call me at your convenience and we can chat or set up a meeting.

Please let me know if I can help with anything else.

Sincerely,

Matthew Deitchley  
Director of Communications  
Northwest District - Indiana Department of Transportation  
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219-325-7455