

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 10/15/22

I. Attendees

- A. *Officers:* Rick Anderson, Rich Linkus, AJ Gappa, Kathy Laiter,
- B. *Directors:* Tom Busch, Terry Chmiel, Mary Jesso, Ron Vendl,
- C. *Absent:* Shirley Grajewski, Stefanie Neal, Val Williams
- D. *# 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. Guests

Tracy Williams, new Park Superintendent for Starke County. They are looking at everything needing to be done and while it cannot happen overnight, they are working on it. She shared that there is a group working on renovating the beach house and looking into grants. Tracy shared she is also in charge of the Starke County Forests. Park Board meetings are the second Tuesday of every month at 6:00 PM in the Annex building and they are also on Zoom and YouTube.

III. Minutes

Minutes for the August 2022 Property Owners' meeting were reviewed. Motion made by Rich Linkus with a second by Terry Chmiel to approve the minutes. The minutes were "approved" and will be posted on the BLPOA website: <https://www.inbasslake.com/>

IV. Treasurer's Report

Treasurer, AJ Gappa, reviewed the August and September 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:

	August	September
Beginning Balance	76,767.50	76,768.15
Deposits / Trans	----	---
Interest	0.65	0.63
Withdrawals / Trans.	---	---
Ending Balance	76,768.15	76,768.78

MISC:

CD -- beginning balance	102,869.34	102,869.34
Interest	---	12.96
CD -- ending balance	102,869.34	102,882.30

GRANT CHECKING ACCOUNT:

Beginning Balance	25.00	25.00
Deposits	---	---
Disbursements	---	---
Ending Balance	25.00	25.00

GENERAL CHECKING ACCOUNT:

Beginning Balance	114,604.72	106,449.89
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directors / Recycling	2,000.00	635.00
Disbursements	10,154.83	10,728.17

Ending Balance	106,449.89	96,356.72
TOTAL ALL ACCOUNTS:	286,112.38	276,032.80

V. Social Committee

Rick Anderson stated our Soup Social is this evening. If you bring a soup the entrance fee is free and otherwise it is \$5 per person and 7 and under free.

VI. Rentals

Rich Linkus shared that we have had a good year and received \$3,100 to date. He shared this has been the best year over the last five. We have a few additional rentals before year end. If you are a member, you will receive a discount and free for non-profit organizations.

VII. Welcome/Beautification

Mary Jesso shared that she gave Stefanie Neal a welcome package for a new homeowner. Fall flowers have been added to the planters around the lake and after Thanksgiving they will be updated with holiday ones.

VIII. Building Maintenance

Ron Vendl stated McGrath came and performed preventive maintenance on the air conditioning and heat. He shared that at our last meeting he was asked to look at ceiling repair in the green room. We have a proposal to remove existing 2x4 tiles and replace with braces and 2x2 tiles for \$5,659. Ron made a motion to accept the bid for \$5,659 for the work to be completed. Rich Linkus seconded and motion approved.

Ron noted we have had an issue with the back garage door where the BLCD keeps a generator. There is a gap across the bottom and rotting so a new weather strip kit was installed, and the concrete work will be completed in the spring.

Rich Linkus and Ron dealt with the bee issue by the rear of the building. Holes have been patched and spots will be painted.

Ron stated that there is an issue with the outside light by the dumpster. When it turns on it is flashing. Our electrician has been contacted and we are on a list for repairs.

Rick Anderson shared that he would contact the same snow removal person and keep the same arrangement. He also shared that nothing has been done with the cameras to date. The recorder needs to be replaced and we are looking for someone to manage the camera system moving forward.

IX. Neighborhood Watch

Ron Vendl shared that there were 32 incidents reported in August and highlighted the main ones. There were 51 incidents in September. You can check the Crime Mapper Alert on the Starke County GIS website where there is a link at the top. Ron offered to send the directions to the Board as well as sharing the information via email. The next meeting is scheduled for November 7.

X. On-Going Business

Directory:

Ron Vendl noted that with the help of Russ Blais and Kathy Laiter, he volunteered to again head up the directory for 2023. A mailing to current as well as some additional businesses will be mail done in the beginning of January.

Garbage / Recycling:

Rick Anderson stated that we have had some recent issues with garbage pick-up. A current list has been given to Republic. If anyone has any problems with a pickup, please call the local number in the back of the directory. Please do not call the National number as they will know who we are. He also noted that our contract will be expiring in about 20 months, and we will look at beginning to discuss a new contract.

Welcome Sign Committee:

Rick Anderson stated a meeting has taken place and the decision was made to move ahead with a welcome sign at the new three-way intersection. One side would be a “welcome” sign and the other side a “thank you for visiting Bass Lake.” We are also looking at adding a thank you sign on

the one already in place by the Bass Lake Pub. The committee is also looking at 18x18 signs to be added to the planters around the lake. The three large signs would be \$2,563 (welcome and two thank you for visiting). Rick has asked for approval to order the signs once we have highway approval for installation. A motion will be made and approved by email to the Board for the three signs at \$2,563 as well as the additional costs for the concrete/decoration around the sign.

Pump:

Rick Anderson stated there is not really an update at this time. Doral is working with their consultants to see if the test well site will work or if there are issues it needs to be abandoned and look for another location. The deadline for the well is March 2024. The suggestion was made for Rick to invite Doral to attend the February meeting and give us an update.

Healthy Shoreline:

Kathy Carrier applied for a grant from the State to add glacial stone in front of concrete seawalls in January and unfortunately it was denied. Our last grant lasted three years. Kathy has been speaking with the DNR for additional education for the lake and is looking for another large grant project for 2024. In conversation we learned the DNR established an echo zone in the middle of the south end which is a protected area where weeds cannot be treated, and Kathy plans to investigate to see what this means for lake users. Kathy stated that we have great connections with other lakes and have reached out to them to see what they are doing in a healthy shoreline way for their lakes. Kathy will get back to the membership with list of potential projects for this upcoming year.

A motion was made, seconded, and approved to adjourn the meeting at 10:16 AM. The next meeting will be February 4, 2023 at 9:00 AM.

Respectfully submitted,

Kathy Laiter
BLPOA Secretary