

BASS LAKE PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES 5/06/23

I. Attendees

- A. *Officers:* Rick Anderson, Rich Linkus, A.J. Gappa, Kathy Laiter,
- B. *Directors:* Tom Busch, Terry Chmiel, Shirley Grajewski, Mary Jesso, Stefanie Neal,
Ron Vendl, Val Williams
- D. *# of Property Owners/Guests Attending:* 40

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 April 2023 Property Owners' meetings were reviewed. Motion made by Terry Chmiel 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 March report. Motion made to "Approve for Audit" by Kathy Laiter, seconded by Terry Chmiel, and will be posted on the BLPOA website.

OPERATING FUND/MONEY MARKET:	MARCH
Beginning Balance	76,864.09
Deposits / Trans	---
Interest	130.68
Withdrawals / Trans.	---
Ending Balance	76,994.77
MISC:	
CD -- beginning balance	102,895.13
Interest	---
CD -- ending balance	102,895.13
GRANT CHECKING ACCOUNT:	
Beginning Balance	25.00
Deposits	---
Disbursements	---
Ending Balance	25.00
GENERAL CHECKING ACCOUNT:	
Beginning Balance	41,764.54
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	22,230.00
Disbursements	10,238.89
Ending Balance	53,755.65
TOTAL ALL ACCOUNTS	233,670.55

IV. Social Committee

Shirley gave an update on the pizza party on May 20. There will be ten vendors of which two are donating their pizzas; thank you Bourbon Street Pizza and Osborne Mini Mart! Set up will be the day prior at 4:00 PM for anyone who would like to assist.

Rick stated that the next event will be our annual bike ride in mid-July.

V. Welcome / Beautification

Mary Jesso stated that we need to move two of our planters (from Woodshed Restaurant and the new café across from marina) per the owner's request. They will be relocated to Scoops & Smiles and by CR 210 & 625. They will be moved once the new signs arrive and are attached. The highway department should be installing the new welcome sign at the new T intersection soon.

VI. Rentals

Rich Linkus shared that we have reservations for about \$1,200 for the year and we have raised about the same.

VII. Building Maintenance

Ron shared that there was an issue with the main entry door for the blue room and has been repaired. Rick stated that the gap between the building and sidewalk on the front side of the building should be repaired soon since the weather has warmed up.

VIII. Neighborhood Watch

Ron Vendl shared that the first meeting for 2023 was held April 10. Weekly patrols have been taken place since the January 1. He stated that there were 40 incidents for April and highlighted some of the items listed. He noted that we have a new officer partnering with us this year. The officer shared that there is new technology in the cars that records how much time is spent at each location. For example, March 1 through April 10 the lake area had patrols covering 842.1 total miles. The average patrol lasted about 19 minutes and the longest was two hours. He further noted that April 1 through April 30 they covered a total of 1,052 miles with the shortest patrol 18 minutes and the longest 1 hour 27 minutes.

IX. Park Board

Tom Busch stated that Tracy and Angelina applied for pier permits at the beginning of the year for three sets of piers totaling 98 slips. The DNR asked that letters be sent to 26 property owners surrounding the beach. One homeowner objected and created a petition to request a public hearing. It will be May 22 at 5:00 pm at the BLPOA building. The County Board has cut all money to the Park Board for this year so it is critical that the piers be installed and those funds along with the camp funds will be the only revenue for the Starke County parks this year.

A member noted that the piers did not have the proper permits for the last few years and generated, at a State level, a public notice if you lived within about a half mile of the beach. A lengthy discussion took place and Glen Lyman stated he received a notice and started a petition with his concerns. He needed 25 signatures and since there was confusion as to what was actually taking place a hearing has now been scheduled.

X. Bass Lake Conservancy District

Larry Collura shared that we had 1.1 inches of rain in April and we are running a little behind in rainfall. The BLCD redid their pump -- pulled the pipe, cleaned the screens, purchased a new pump. Output is now about 1.3M gallons a day and we discharged 36M gallons for April so happy with the results. The old pump was about seven years old. Question asked what was output prior to cleaning/repairs. Larry said it was down to 1.1M to 1.2M gallons a day. The BLCD discussed pulling the pipe every couple of years to clean the screens, etc.

The BLCD just completed an asset management plan for our district that looks at all of the assets and we can expect a rate increase at some point once all of data is completed. We are just about the lowest cost in the State for monthly rates. All costs are going up and in looking at chemicals to treat the lake this year, it could be about \$100,000 or higher to treat the weeds. BLCD will be revisiting some of their amendments this year so there could be an increase possibly in 2024.

Gene Novello, President, explained the asset management plan is a 5, 10, 15, 20-year plan looking at

running the sewer system. Larry is correct in that at the end of this year the Conservancy will be a net saver of funds since the debt was paid off and was to have lasted ten years. The reality is we have about \$2.5M on deposit with a goal of keeping \$2.0M because that is what has been established from historical values around the State of Indiana, our accounting firm, and our engineers, as to what we would need to maintain the system. So, when we get close to \$2.0M, that is when we will need to put in a rate increase. It may not be the end of this year and may not even reach that in 2024, but when we reach this point an increase will need to take place. The \$2.0M is like an insurance policy so should something happen then we would not have to go out and borrow money. We have 22 miles of pipe and periodically there is shifting in the pipes and maintenance could be significant. So far, we have had very little maintenance.

Larry shared that they changed their web address ending “in.gov” because it was mandatory as a government agency and it does provide training funds and security. The old address will forward to the new one should you use it.

Larry also stated that they would be interested in the possibility of moving to an electronic sign and would contribute to the project. Ron Vendl is looking into a sign so this is a project for future discussion.

XI. New/On-Going Business

Garbage / Recycling:

Rick Anderson stated we are working with Republic on renewing our contract. He shared that we will have stickers to go on the garbage containers as well as the window. Rick shared that Kathy Carrier had bags made and offered everyone to take some to put in their car to help pick up trash around the lake.

Boating Class:

Terry Chmiel stated that the DNR boating class is scheduled for Saturday, June 17, in the blue room from 8:00 AM to 4:00 PM. A pizza lunch will be provided and registration is done through the DNR website. The class can hold up to 30 people. The DNR brings a boat to go over safety equipment, has a slide presentation, and there is a test at the end to become certified. A member noted that if you get certified most insurance companies will offer a 10% discount.

Buoys:

Gary Laiter stated that members have been repairing and putting out their buoys for the year. He shared that the beach has requested to adopt six buoys with “swim area” instead of “no wake” to help partition off the swim area. Gary noted that six buoys should cover the area. Tom Busch made a motion to purchase six buoys with a max budget of \$2,000. Rich Linkus seconded and the motion and the motion was unanimously approved.

Pump:

Rick Anderson stated that the committee is trying to get everything in order and install the new pump sometime in May. Ed Baptista is on vacation and should be back this week. A member asked if the well would be in the same area as the test well was done? Rick responded yes. She asked if the Board was aware of the drilling company’s email stating that the proposed site is not ideal for a pump and that the impact could affect up to 2500 feet in either direction of the well. An email from Dalton Davis’ office to Andy at Lochmeuller Group further stated the top production would be about 500 gallons per minute and would diminish with time. They concluded that another location should be looked at. The email was sent August 15th which was within a few days of the actual drilling. Concern is if we did not have this information then this is an issue. Larry Collura stated the original pump is doing 1,500 gallons per minute. It was further noted that the test well bill has not yet been paid (\$6,750) however the 30-year lease was paid to the property owner. A member said if you take a satellite view of the area for the new pump it will fill in the public launch channel. No conclusions were determined from this conversation.

A motion was made, seconded, and approved to adjourn the meeting at 10:50 AM. The next meeting will be June 3, 2023 at 9:00 AM.

Respectfully Submitted,

Kathy Laiter
BLPOA Secretary