

Bass Lake Property Owner's Association Meeting Minutes 02/03/2018

- I. **Attendees:**
 - a. **Officers:** Rick Anderson, Mary Topelian, AJ Gappa, Jan Dwyer
 - b. **Directors:** Diane Andrews, Gayle Smith, Rik Ritzler, Ron Vendl, Kathy Laiter,
 - c. **Absent:** Diane Blais, Aileen Collura
 - d. **# of Property Owners Attending:** 16
- II. **Minutes of the November 4th, 2017 Property Owner's Meeting** – were moved to “Approved” with one change to Section VI. Neighborhood Watch. Remove “car theft ring” and replace with “car break-ins.”
- III. **Treasurer's Report**
 - I. Money Market account **November 2017** Report
 - Beginning Balance \$150,040.03
 - Raised \$12.34 in interest
 - Ending Balance = **\$150,052.37**
 - II. Checking account November 2017
 - Beginning Balance= \$26,774.28
 - Disbursements=\$7,095.56
 - Received Memberships, Rentals, Deposits & Donations=\$1,268.37
 - Ending Balance November 2017 \$20,947.09
 - III. **Total All Accounts as of November, 2017= \$170,999.46**
- IV. Money Market account **December 2017** Report
 - Beginning Balance \$150,052.37
 - Raised= \$12.74 in interest
 - Withdrawal/Transfer to Checking=\$0.00
 - Ending Balance = **\$150,065.11**
- V. Checking account December 2017 Report
 - Beginning Balance= \$20,947.09
 - Disbursements=\$11,441.03
 - Received Memberships, Rentals, Deposits & Donations=\$1,311.00
 - Ending Balance December 2017 **\$10,817.06**
- VI. **Total All Accounts as of December, 2017= \$160,882.17**
- VII. Money Market account **January 2018** Report
 - Beginning Balance \$150,065.11
 - Interest= None reported
 - Withdrawal/Transfer to Checking=\$10,000
 - Oct Balance = **\$140,065.11**
- VIII. Checking account January 2018 Report
 - Beginning Balance= \$10,817.06
 - Disbursements=\$8,884.03
 - Received Memberships, Rentals, Deposits, & Directory=\$2,424.00
 - Transfer from Money Market= \$10,000.00
 - Ending Balance January 2018 **\$14,357.03**

Bass Lake Property Owner's Association Meeting Minutes 02/03/2018

IX. Total All Accounts as of January, 2018= \$154,422.14

Comments on Treasurer's Report:

- Within the January Report, reported Check #8383 to Larry's Marine for \$800.
- Disbursement of \$800 is for Storage of buoys and removing from the lake. Rick Anderson has taken care of buoys for 8 years; Daphne will take over the buoys in 2018 season. Previous billings were for \$1000/year, but 2 buoys have been lost/damaged.
- 2 by the launch. 2 red and green by the Point; 4 other rock buoys he (Larry) does at the South end.
- As of February 3rd, 2018, there is more money in the treasury than last year (2017) at this same time of the calendar year. \$12K is being invested in the bathroom, but still ahead by about \$20K.
- Treasurer's report was moved to "Approved."

IV. New Business

1. Annual Letter and Membership Form.

- Copy of letter sent to Kathy (Catch and Release editor) for reformatting.
- Add to newsletter a section for "*new initiatives*"
 - There are several programs that exist; i.e. better shorelines
 - Rick Anderson has had several unofficial meetings on the topic
 - Status of lake is moderately (pretty) clear. Can now see 2 ft. of water to bottom of lake. Last year can only see 1/2 ft.
 - Will stock the lake with blue gill which will eat the algae. Usually they put in walleye.
 - Rick talked to Jerry Broadstreet about getting testing done. Rick suggested to do some research on water quality testing before the March meeting. Possibly \$500 charge. Jerry is willing to spend time with whoever has questions.
 - 1400-acre lake water shed with 4 ft. average depth. Feedback is that it is always unclear
 - Rich Linkus - Walked to an open area of lake. Wind coming out of the Southwest. He couldn't see the bottom. Could be because of the lake action. Rich has done background on IN Clean Lakes program. Recommending citizens go out and do some work in this area
- If dues are not paid by June 30th, there will be a \$40 reinstatement charge. Lots of work is done to reinstate. A call needs to be made to Republic and update database. Moved to accept the form.
- The Annual Letter is on 4 pages and contains the following:
 - Introduction needs to be rewritten; Rick did a draft and communicated the change during the meeting. Basically, requesting input from members on what needs to be worked on.
 - All the board members are next and the meeting dates.
 - Included all meeting dates
 - Golf cart inspections are included. On the June 9th meeting, the building is rented so will need to move outside. Dates listed
 - After June 2nd meeting, will have BLPOA sign up. Will not stay until Noon as in years past.

Bass Lake Property Owner's Association Meeting Minutes 02/03/2018

- 800 members must be communicated to. Easier to do it via email. Final copy needs to be approved in March. Usually sent in mid-February, nobody responds. Suggesting to send out via email. It will be decided at March meeting and sent out after that.
- Highlight in letters that dues are must be paid by June 30th.
- Comments regarding garbage. The wheels need to be away from the road.
- Other topics – includes:
 - Adopt a Buoy,
 - Rentals are reviewed.
 - Boater education class and neighborhood watch.
 - Social committee events and all important dates. Including the bike ride, if all are sponsored by the BLPOA, Mary questioned if we are covered under insurance? Kathy Laiter is asking if it is our event. Somebody was hurt last year. Rick needs to follow up directly with the insurance company to see if we are covered.
- Rich - Asked about the length of the membership letter. Suggested adding a section regarding what you can do as a BLPOA homeowner to help with the clarity of the lake. One idea is adding the glacier rock on the shore and sea walls to break the waves and help the lake. This is being worked on at the Bass Lake Beach pavilion. 150 ft. will get done in this location. Grass clipping should not be put in the lake. Don't blow leaves into the lake. Lastly, once turn the pump is on, we should leave it on. \$1500/month to run.
- Kathy (Catch and Release) offered to reformat the Annual Letter to have more space to add ideas about lake clarity. There should be a change to the annual newsletter format. It would not take Kathy long to take put together another format.
- Jerry Broadstreet - There are grants available from the state to acquire glacier rocks. The conservancy is researching the option of the grants. This would reduce the cost 50%.

2. Shoreline Initiative

- Kathy (Catch and Release). Presented recommendation on Shoreline Initiative. Time to partner with Conservancy. Need to solve the problem of the plant life for the fish before you add fish to the lake. The need to go around the lake to see who has concrete seawalls. Planning on attending Indiana Lakes Society in March to learn more. Action we can take is to “be aware of what can be done with the concrete seawalls.”
- Put on the agenda for March 3rd. Proposal to form Shoreline Initiative Committee.
- Rick said Purdue professor is supposed to redo 2002 study. It was \$50K the last time. Jerry Broadstreet, BLCD, has a grant to clean up the shoreline. Last year we did 2 acres. This year will address milfoil along with (purple loosestrife). Looking to irradiate. Once it comes into the lake it is difficult to remove. This is the first time in 8 years that the state is allowing treatment of loosestrife. Gayle is suggesting that we need to educate the owners. Recommending that Jerry write something about this for the monthly newsletter.

3.

V. Committees Reports

1. By-Laws -Rik Ritzler

- 1st meeting this month. Presented to board in May. Voted on in June.

Bass Lake Property Owner's Association Meeting Minutes 02/03/2018

2. Blue Room Bathroom-Aileen Collura
 - In progress. Should be done in a couple of weeks. Final selections being made.
3. Beautification- Diane Andrews
 - No specifics reported. Thanks to Ric and the county for keeping the roads clean
4. Directory
 - 105 responses regarding the Directory thus far. 3 out of last year are not renewing. 2 of the respondents did not think the ad was worth the investment.
 - 9 new ads. 112 pages. 3 out of the 9 are full page ads. Portside Marina wants to do 2 full pages. Cost is \$7.18/page to produce. Must increase the booklet pages in groups of 4. Asking for 4 or 8. With the increase page count, the current version can't be used. The new booklet is either a stitch binding or a plastic wire binding. Either type of binding will cost more money. Ron wants to go with the lower cost of the two options. Additionally, Ron told everyone purchasing ads that the money and the ad content needs to be submitted by March 30th.
 - Note: No date has been displayed on the booklet in the last two years.
5. Social-Mary Topelian/Rick Anderson
 - May date for Pizza party. (5/19/2018); Mary would like to purchase a permanent sign for the Soup Social's "Fall-tastic" yard display winner. Cost is about \$30. Mary had made one herself, but it didn't last. Kathy L. asked for a quote and to bring it to the next meeting.
6. Rental-Diane Blais
 - One additional rental reported.
7. Building Maintenance – Lawn mowing 2018- Ron Vendl
 - Rick suggested we will use the same lawn mowing service. We will agree to it at \$20/mowing event. Will not accept an increase in price given that the service is only cutting the strip of grass. If it is more, then look at somebody else. AJ will call him. Service is Frank Adamick.

Bass Lake Property Owner's Association Meeting Minutes 02/03/2018

8. Buoys-Rick Anderson

- Daphne is the new buoy master. She will update the form. The master list is outdated.
- Not sure who has what type of buoy and how many each one has. It would save a lot of money if we do one truckload. Some are damaged. She has the new form with her at the meeting.
- Are there lights on the buoys, are they working? Channel buoys need lights. Need more light in the channel.
- It is about a 3-week lead time from time of order placement. Board needs to vote on the expenditure. Last November we voted for 4 for Larry. Daphne will give a firm number in March meeting. She has volunteers to put in and take out buoys which have been taken care of by Larry's Marine. Intention is to save money.
- At the time of this meeting, Larry's Marine has not been notified of cancellation of the contract.
- There are supposed to be 70 buoys. Hard to see that there are really that many. Rick said the list is accurate although there are some residents that are not putting it in the lake.
- Questions: Are you using to GPS to put them in the lake? You can use a fish locator to find the rocks. Not sure if Larry has been using GPS for the rocks. How many rocks buoys do we really need? How many should we allow in so many feet of each other?

9. Garbage Collection

- Rick and Ron plan on having a meeting with Republic.
- 32 property owners are putting cans out and have not paid. This needs to be presented to Republic.

10. Website

- Larry is still looking for an upgrade because the site is running slow.

11. Bass Lake Conservancy District

- 1.3 inches of rain for January. Slightly lower average
- District 1 starts by SOS and goes in Boa Shores. This represented position is open until the election. You can appoint someone until the vote in July.

12. Neighbor Hood Watch

- Had a New Year's Eve patrol. No violations. Patrols are currently lined up until April 7th, 2018.
- Next meeting is April 9th at 6:30 at BLPOA-

VI. **Unfinished/Old Business**

1. Lake Water Testing

- Getting prices for testing. There is talk of dredging at Cedar Lake and Koontz Lake. We are monitoring this.

2. Fire Department Donation

- Les Jensen is our "Fire Chief." Extra donations are collected with annual dues for the fire department. \$2,417 donated to the department. Les was present to accept the check.

3. Bass Lake Beach

- Lease is renewing until 2028 with Callahan. Request for Proposals has been published for running the beach house. Beach bids are due March 1st. Kathy hired a private

Bass Lake Property Owner's Association Meeting Minutes 02/03/2018

attorney to see why the county did not exit the lease. They had other priorities, so they did not pursue a legal battle.

- Kathy does believe that concerns have been escalated and the beach is looking better. A lot of people attended the car show and volleyball during the Festival.
- There are 60 campsites. \$2000 for site and the boat slips. It is believed that Callahan is making a significant income from this business. However, this shouldn't stop our interests. It was stated during the meeting that "the Campground puts a lot of money into the area. You don't want it closed. 'Rome wasn't built in a day.' It is not the Ritz. We want to offer some camping." There is consensus is that the couple who runs the campground is doing a great job.

VII. Adjourn at 10:30 a.m.; Jan Dwyer, BPOA Secretary