

# BASS LAKE PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES 5/04/24

### I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, A.J. Gappa, Kathy Laiter,
- B. *Directors:* Mary Jesso, Bill Slavik, Mary Topelian, Ron Vendl, Cathy Wagner
- C. *Absent:* Aileen Collura, Shirley Grajewski
- D. *# of Property Owners/Guests Attending:* 41

Meeting opened with the Pledge of Allegiance.

Terry Chmiel asked if anyone would like to speak to please raise their hand to be acknowledged, state their name, and then make their contribution(s).

**Guest Speaker:** Scott Franko, Director of Business Development for Surf Internet

Surf is working with state and county officials in search of grants. The decision was made to come to the lake area after learning that another company that was supposed to and did not. Scott asked their engineers and construction team on project status and learned currently the focus is running the fiber path along E 400 S and 350 E to the lake. They will establish service along the lake and then turn south on S. Elm St/550. The OLT will be along this path -- a box that is exposed and everything else will be below ground. They will then turn north to go around the lake. There is not a timeline on how long the project will take. They have a website and will continually update construction progress. They will clean up as they move along. Some maps and business cards were left for members to take.

**Guest Speaker:** Mark Gourley, County Commissioner

Surf Internet has been a great partner with the county and another round of grant funding from State and Federal government are being processed. They were asked for a letter of support which they provided. Mark reminded audience the primary will be held in a few days would appreciate the support as he continues to support the community. The county is committed to pledging resources toward the second pump and they are still engaged with the solar company. Commissioner Binkley has been more involved with the pump process leaving Mark to focus on broadband buildout as well as the US 30 project. Property disputes seem to have quieted down since he started office. If you are still having an issue, please reach out to him directly.

A member asked about property tax assessment and how they are figured. Mark indicated this is a statewide issue and he has been engaged with the state legislators on how we calculate property values and taxes. It appears it will be scrutinized during the 2025 legislative session.

A member from the Lions Club shared that North Bend Township has decided to sell the 95-year-old school. Does the county have any way to help save the building? Mark responded that nothing has been dedicated toward the property/building. As far as county is involved the question needs to be asked "is it a piece of property the tax payers would like the county to buy and invest in restoring?" Most would probably prefer to see it in personal hands vs a nice-looking piece of property as it probably cannot generate income. We need to take pictures for scrap books/history and become part of our history like the old hotel.

A member asked about the roads in Boa Shores and when they will be repaired. Mark replied that there are plans for the roads and it is on the growing list of the county highway department projects but he is not certain on the timing. He is confident that they are near the top of the list.

Another member asked about the US 30 project. Mark stated the public comment period just closed on level 2 study document evaluating certain intersections on 30. It has been on-going for about a year. They are doing a purpose and needs study along the entire corridor from the Ohio state line to 49 near Valparaiso. The US 30 Coalition is trying to get the road upgraded to a freeway, similar to what is on US 31 headed toward Indianapolis or the bypass from Plymouth to South Bend. It is a multi-year

project. A level 3 document is scheduled to come out later this year to address the last of the intersections as well as driveway access points.

**II. Minutes**

Minutes for the April 2024 Property Owners’ meetings were reviewed. Motion made by Tom Busch with a second by Cathy Wagner 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 Bill Slavik, and will be posted on the BLPOA website.

<b>OPERATING FUND/MONEY MARKET:</b>	<b>MARCH</b>
Beginning Balance	15,768.32
Deposits / Trans	---
Interest	35.11
Withdrawals / Trans.	76,224.34
Ending Balance	<b>92,027.77</b>
<b>MISC:</b>	
CD #1	<b>0.00</b>
Interest	249.18
Withdrawal	<b>106,224.34</b>
CD #2	<b>72,320.58</b>
Interest	279.78
<b>GRANT CHECKING ACCOUNT:</b>	
Beginning Balance	25.00
Deposits	---
Disbursements	---
Ending Balance	<b>25.00</b>
<b>GENERAL CHECKING ACCOUNT:</b>	
Beginning Balance	5,588.76
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	52,457.00
Disbursements / Transfer to CD #2	<b>30,160.44</b>
Ending Balance	<b>27,885.32</b>
	<b>192,258.67</b>

**IV. Beautification / Welcome**

Mary Jesso noted that we were asked to move two planters from DD and Woodshed and we are working on finding new homes for them. Currently updating welcome packages. A member asked if the beautification committee has an dedicated funds/account. AJ Gappa, treasurer, replied when something comes up the Board votes on it and the money comes from the general fund.

**V. Building Maintenance**

Ron Vendl shared the building repair has been completed from someone driving into the blue room. AJ Gappa stated we already received a reimbursement check minus our \$500 deductible which we should receive in the future. Ron noted we have placed concrete barriers to prevent this from occurring again.

We had the gutters cleaned out due to 1.5 inch of shingle granules clogging them up. The company noted that the roof seemed to feel soft. After checking it was discovered that the current roof is approximately 22 years old. We secured three estimates ranging from \$38,800 to \$43,300 to shingle both roofs. One of the estimators noticed we had hail damage on the back and side of the aluminum siding. We had our insurance company come out and they took pictures. We are waiting on a written report. A suggestion was made to look into a metal roof and we are waiting on that estimate as well. We have been told if we go with shingles then in 20-25 years, when the roof needs to be replaced, they estimate it will be about three times the cost.

McGrath did a semi-annual inspection of our equipment and furnace and found unit #4 had a bad heat exchanger. The estimate is \$2,003 to replace it. *Cathy Wagner made a motion to replace the heat exchanger for unit #4, Mary Jesso seconded, and was unanimously passed.*

#### **VI. Neighborhood Watch**

Ron Vendl stated there were 39 incidents reported on Crime Mapper Alert for April. Ron gave a high-level review of each type of incident. The next meeting will be Monday, May 6, at 6:30 pm.

#### **VII. Rentals**

Terry Chmiel shared we have had three rentals with seven more on the books. We are receiving a lot of calls with June and August seeming to be our biggest months for rentals. If you know you will need to rent it then you should do so early.

#### **VIII. Social Committee**

Kathy Laiter shared that the 2024 Pizza Party is scheduled for Saturday, May 18, at 5:00 PM. You can purchase tickets today or at the membership drive. Lori Chmiel was able to get a lot of donations to help offset our expenses while Gary Laiter was busy visiting 17 pizza restaurants.

We have our annual bike ride in July and looking for a coordinator for the event. If you are interested, please contact any Board member.

#### **IX. Bass Lake Conservancy District**

Larry Collura noted that April rainfall was 7.71 inches and we have over 3 inches already in May. The pump has been turned off since early April as the water is still going over the weir. For April, 8 million gallons was added to the lake and YTD 86 million gallons. The DNR added 809,340 walleye fish into the lake and they were about 7-10 days old when added.

Russ Blais shared that weeds cannot be treated until the water reaches 55 degrees. This week it reached that and Aquatic Control was contacted. The tentative timing will be some time after Memorial Day. An email will be sent notifying every one of the treatment date.

A member asked how many other lakes has a pump similar to ours. Larry responded they only know of one other. Gene Novello noted that the current pump has a 16-inch pipe. New pumps are only being installed with a 12-to-14-inch pipe. In order to do a pipe larger than 16 inches it would need to be moved anywhere from 200 yards to a quarter mile from the current location. This would result in installation on private property which is not a viable option for the BLCD.

For more information and lake maps please go to the BLCD website at: <https://basslakecd.in.gov/>

#### **X. Park Board**

Tom Busch shared that there is a new pump installed at the beach/campground. New contract for pier installation removal has been awarded. It seems that all slips have been leased. The target date for the pier slips is May 15.

#### **XI. New/On-Going Business**

##### *Garbage Update*

Kathy Laiter shared that the first mailing of directories and adhesive stickers will be sent on Monday. There are a little over 200 in the first mailing for people who requested and paid the mailing fee. Those

that did not request mailing can pick up at our first membership drive on May 18<sup>th</sup>. We appreciate the early submission of forms as we need to quickly create a list for Apex Waste to drop the new red (garbage) or grey (recycling) carts mid-June. Again, the last Republic pick up will be Monday June 24 and everyone is asked to leave the cart by the road for Republic to pick up. For those who have carts that are not Republic they probably will not be picked up.

*Directory Report*

Ron Vendl shared that for the 2024 directory we had 87 paid ads collecting \$5,730. There were seven free ads awarded.

*Buoy Report*

Gary Laiter stated it is that time of year again to put in the buoys. He thanked all volunteers who manage one especially the hazard ones for rocks. The lake is up right now so shouldn't be too much of an issue. Rocks pop up more around July/August when we have had some evaporation. Anyone interested in becoming a volunteer should contact him. If anyone needs repairs to their current buoy, please reach out to him or any Board member and they will get a message to him. Reminder, the more buoys in the lake the easier it is for the DNR to observe those driving recklessly, or sightseeing, between the shore and buoy. A member asked about flashing lights. Gary replied that only hazard buoys receive a flashing light. The red and green channel markers have colored lights on them but these are the only ones that have lights. There are four ice buoys that broke away this winter so if you have one, please call anyone on the Board and we will pick it up.

*Second Pump:*

Terry Chmiel shared that the county is still working with Doral. Perhaps a meeting needs to take place between all interested parties. Currently it is still in discussion.

Bill Oliver shared that he owns the property for the proposed site for the second pump. In speaking with the county and the BLCD Board there is minimum probability of the pump going in on county property or BLCD managing it unless the Doral deal falls through. Per Bill, Doral has committed to his site because of the close proximity to the water and the expense involved with it so Doral's current plan is to move forward with his site. Bill stated he went to the county and asked if they would be involved in this alternative site. He stated the BLCD is not interested with a second pump right now and they have valid reasons.

Gene Novello, BLCD, stated that he has been in conversation with the county and shared that they will be interested in managing a second pump however they will not own it. They have the ability to utilize their resources to manage the pump if Doral or the County will pay them to do it. They have an obligation to all of their members to use their money the right way. The BLCD does not have an interest in managing a pump on private property and feel that it is not in anyone's best interest to do so regardless of whose property it is on. It should also be noted that they were never approached about the second pump with the exception of recent contact by Commissioner Binkley. In summary, they are willing to manage one on county property and whoever pays for it fine but money cannot come out of sewer funds. Commissioner Gourley reinforced that it would need to be on county land and not private property for them to be involved. The agreement between everyone seems to be that Nick Cohen and Ed Baptista need to attend a joint meeting between interested parties.

**XII. Audience Questions/Comments**

*Prairie Trails*

Russ Blais shared that there will be a 5k time run and walk on Erie Trail a few miles south of the lake. You can sign up on line. An email will be sent with all of the information to members. There are flyers on the table for anyone interested and all are welcomed.

*A member asked about any more discussion about recording the meetings.* The Board said a recording would not work as there would be issues coming from a voice recording.

*Garbage Clean-up*

Terry Chmiel noted that in some initial discussions with the county we can select a future date and can coordinate a garbage clean up.

A motion was made, seconded, and approved to adjourn the meeting at 10:53 AM. The next meeting will be June 1, 2024 at 9:00 AM.

Respectfully Submitted,

Kathy Laiter  
BLPOA Secretary