

# BASS LAKE PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES 8/17/24

### I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, AJ Gappa, Kathy Laiter,
- B. *Directors:* Aileen Collura, William Oliver III, Rodney Redweik, Bill Slavik, Ron Vendl, Cathy Wagner
- C. *Absent:* Mary Topelian
- D. *# of Property Owners/Guests Attending:* 75

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).

### II. Guest Speaker

Mary Beever, Planning Commission Administrator & Flood Plain Manager for Starke County, shared the following information. There are copies of the handouts at the end of these minutes.

Recently, FEMA sent to the State (Fresh Water Preservation Act) and the State has given to County the new rules for fresh water lakes and piers. When it comes to piers it doesn't speak to just piers. It speaks to anything that is a temporary structure. They do not have all of the answers yet. Mary stated this is brand new to them as well as to all of us. The Flood Damage Prevention Ordinance is just a way of talking about the County's flood plain ordinance. It is set in place so that flood insurance premiums for the county are not as high as they would be if we did not adopt the ordinance. It also speaks to areas that are considered special flood hazard areas. A lake is considered a "special flood hazard area". It falls into the category of 1% annual chance of flooding. This ordinance has laid out that any development must be permanent. This is a new model the State has given us to adopt which was done in July 2024 and approved by the Commissioners in August. The State gave us the model to adopt and it is the same for the entire state. Per that model the definition for development considers any structures regardless if they are temporary. When we say "temporary structures" we are getting into piers, docks, boat lifts, and sea walls. We understand these did not have to be permitted in the past with the exception of sea walls. The new ordinance that was recently adopted means that you will now have to pull a local permit for these items. Sea Walls will still require a State permit as well as a local permit. There have been questions regarding swim platforms and since they fall into the category of a temporary structure they will need permitting. We will need to file for a permit every year.

As far as our local ordinance and what will be included, we are not 100% sure and are just beginning to work on it. Before the ordinance goes into effect there will be tech committee meetings, a public meeting during a Planning Commission meeting, and then must go before the commissioners for approval before it goes into effect. The tech committee meetings are where they will go through the ordinance and decide if there is anything that needs to be added, changed, etc. It should be noted the tech meetings while open to the public do not take questions/statements. Once completed, it will then need to go to a public meeting which will take place during a Planning Commission meeting and those are held the second Wednesday of each month at 5:30 PM. When the ordinance is ready to go for the public meeting, you will be able to go to the Planning Commission FB page or Starke County government website (<https://starke.in.gov/>) under the Planning Commission Department and watch for it on their agenda. It is also posted on the doors at the County building usually the Friday prior to the meeting. WKVI also receives a copy of the agendas which they air. Lastly, with any public hearing it gets posted in a newspaper (Leader or Pilot) in the Classified Ads section.

Mary reviewed her handouts that include a diagrams and rules of piers as to how they should be installed, water depth, etc. As we all know, Bass Lake has an exemption through the State in regards to the length enabling us to go up to 300 feet for piers so for our purposes we should disregard the 150 feet. If you go to the Fresh Water Preservation Act on line you can look up where this exemption exists. Mary ended by answering audience questions, as much as she was able to, since the process is just beginning.

**III. Minutes**

Minutes for the July 2024 Property Owners’ meetings were reviewed. Motion made by Bill Oliver with a second by Bill Slavik 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 July report. Motion made to “Approve for Audit” by Kathy Laiter, seconded by Aileen Collura, and will be posted on the BLPOA website.

<b>OPERATING FUND/MONEY MARKET:</b>	<b>JULY</b>
Beginning Balance	92,203.80
Deposits / Trans	---
Interest	53.06
Withdrawals / Trans.	---
Ending Balance	<b>92,256.86</b>
<b>MISC:</b>	
CD	<b>73,509.57</b>
<b>GRANT CHECKING ACCOUNT:</b>	
Beginning Balance	25.00
Deposits	---
Disbursements	---
Ending Balance	<b>25.00</b>
<b>GENERAL CHECKING ACCOUNT:</b>	
Beginning Balance	93,638.09
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	24,220.00
Disbursements	<b>33,305.15</b>
Ending Balance	<b>84,552.94</b>
	<b>250,344.40</b>

**V. Committees for 2024/25**

Rentals: Terry – Chair | Tom – member  
 Maintenance: Ron – Chair | Tom, Bill O, Rodney – members  
 Social: Cathy – Chair | Bill S, Rodney - members

**VI. Neighborhood Watch**

Ron Vendl shared that meeting times have changed from evenings to 1:00 PM in the afternoon to accommodate Sheriff scheduling conflicts. He noted that for July there were 72 incidents on the Crime Mapper Alert website. Ron gave a high-level review of the various areas.

**VII. Building Maintenance**

Ron Vendl stated the roofing and siding project has been completed with the exception of vent covers which are being secured. He shared that Rick Vlaming will be completing two construction projects; ceiling tile replacements and concrete work on west side of building.

**VIII. Rentals**

Terry Chmiel shared that we had one rental in July and two in August. If you are thinking of renting for the holidays please contact him as soon as possible.

**IX. Social Committee**

Cathy Wagner shared that the Soup Social is scheduled for October 5 at 5:00 PM. Email notifications will be coming.

**X. Bass Lake Conservancy District**

Larry Collura noted that we had 8.21 inches of rain in July with YTD 31.87. We average 37 inches per year so close to normal. The lake pump discharged 15M gallons because it has been off with the over flow. It has just been turned back on.

He noted that Surf Internet subcontractors have hit lines multiple times and a new crew has been hired. A supervisor will be on site in the future when drilling occurs. There are plans to camera lines/areas where there are obviously sink holes, standing water, etc. If you feel your area might have issues, please contact the BLCD.

Larry stated that they will be starting to test the pump water output and lake for phosphorus. Evidently the tall weeds in front of the weir help to control phosphorus. If you leave it alone then there are no issues but certain boats are churning the bottom of the lake and so they will begin testing.

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

**XI. Park Board**

Tom Busch shared that they have hired a new superintendent, Amie Flora. They are still waiting on Federal approval for the \$575k grant along with matching funds from the County for improvements at the beach and campground.

**XII. New/On-Going Business**

*Golf Carts on SR 10*

Ron Vendl noted in the neighborhood watch report that the Sheriff reconfirmed they do not plan to stop golf carts on SR 10. They may check for stickers, legal drivers, etc. but unless something looks suspicious, they will not interfere. The State Police have been pulling people over and giving warning tickets for now as it is a State highway and it is illegal to drive on it. Kathy is attending the Commissioner meeting to see if an answer has been received by the County Attorney who was to reach out to the State to see if anything could be done.

Update: The attorney confirmed it is illegal to be on SR 10 with a golf cart and the State Police and/or DNR can pull you over and ticket as well as impound your golf cart.

A motion was made, seconded, and approved to adjourn the meeting at 10:32 AM. The next meeting will be October 5, 2024 at 9:00 AM.

Respectfully Submitted,

Kathy Laiter  
BLPOA Secretary