

# BASS LAKE PROPERTY OWNERS' ASSOCIATION

## MEETING MINUTES 10/05/24

### I. Attendees

- A. *Officers:* Terry Chmiel, Tom Busch, AJ Gappa, Kathy Laiter,
- B. *Directors:* Aileen Collura, William Oliver III, Rodney Redweik, Bill Slavik, Mary Topelian, Ron Vendl
- C. *Absent:* Cathy Wagner
- D. *# of Property Owners/Guests Attending:* 21

The 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. Minutes

Minutes for the August 2024 Property Owners' meetings were reviewed. Motion made by Mary Topelian 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/>

### III. Treasurer's Report

Treasurer, AJ Gappa, reviewed the August 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>AUGUST</b>
Beginning Balance	92,256.86
Trans to CD	26,185.21
Interest	55.81
Withdrawals / Trans.	---
Ending Balance	<b>66,127.46</b>
<b>MISC:</b>	
CD	<b>100,000.00</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	84,552.94
Deposits: Memberships / Rentals / Deposits / Social Committee / Transfers / Directories / Recycling	3,185.00
Disbursements	13,678.06
Ending Balance	<b>74,059.88</b>
	<b>240,212.34</b>

**IV. Neighborhood Watch**

Ron Vendl stated that for August there were 54 incidents and September 43 incidents according to the Crime Mapper Alert website. Ron shared a high-level review of the various items. He further reminded us that their meeting time has changed to 10:00 AM.

**V. Building Maintenance**

Ron Vendl followed up with Rick Vleming and the ceiling tiles in the green room as well as the concrete work on the west side of the building should be completed within the next couple of weeks. He shared that McGrath was on site to do our fall maintenance on the furnaces and changed filters. It was noticed that there is an obsolete switch on one of the furnaces needing to be repaired and will be done. Ron will contact Live Oak Electric to look at a light out on the front of our building.

**VI. Rentals**

Terry Chmiel shared that we had one in September, three in October, and four interested in November. We also have one for December and one interested in June 2025. He shared that June is a busy month and reservations are made early for that month so if you need that time you may want to book a room.

**VII. Social Committee**

Bill Slavik shared that we are scheduled to have 25 soups for this evening's annual Soup Social. Tickets are \$5 pp and 10 and under are free. Mary Topelian shared the next event will be December 7 for the Christmas Marketplace. There are only a few openings for vendors left so if you are interested or know of someone who might be they can reach out to the Bass Lake Festival Committee/website to sign up.

**VIII. Buoys**

Gary Laiter stated it is that time of year to remove buoys if you host one. He also stated that buoys are starting to look shabby and if your buoy is in need of repair or need a new sign on it to reach out to him beginning in March so he can get it taken care of.

**IX. Bass Lake Conservancy District**

Larry Collura stated we are now in the quiet time of the year with the exception of Surf issues. He shared that rain for September was 1.41 inches and 36.5 YTD. Our annual average is 37 inches. The pump added 31million gallons of water to the lake in September and YTD added 178 million gallons. The average for a year is 225 million gallons. The pump will run until the lake freezes. Larry further noted that the BLCD will begin testing for phosphorus. If this settles at the bottom that is fine, but the issue is when it is disturbed. You can find information on their website. He stated that they are scheduled to meet with the DNR and Aquatic Control this month regarding 2025 weed treatment. Lastly, Larry asked everyone to pick up a survey off the back table regarding the lake to complete and send it in.

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

**X. Park Board**

Tom Busch shared that the Federal government approved the grant for upgrades to the beach and campground. The grant is \$575,000 with a match from the County. He shared that in a few days they are meeting with the Troyer Group to review the construction schedule and list of items to be completed. Tom stated that a pier slip in 2025 will increase from \$700 to \$850 for the season.

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

*New BLPOA Committee*

In 2025 the BLPOA will add a new committee. It will be called Legislative Committee and Bill Oliver will be chairperson with Tom Busch as member. Bill Oliver shared that he contacted our legislators as a follow-up to the pier/shore station permitting that was discussed at our last meeting. It is helpful for individuals to call in with your concerns. Names and contact information is on the table and you can take a picture of the information. They are aware but the more that call and share their feedback the better.

*Lake Emergency Siren*

Gary Laiter shared that we have been working with the County EMS team regarding the need for a

working siren for weather, etc. emergencies. It has been going on for a few months. A company was out recently, and it was determined the current one at the Bass Lake Fire Station will not be able to be repaired and will need to be replaced. The current one was to have been heard for three miles. The new one being looked at is to cover six miles. There may be a need for a second one at the northeast corner if the new one cannot be heard. It has been a slow process, but they are moving along on the project.

A motion was made, seconded, and approved to adjourn the meeting at 9:41 AM. The next meeting will be February 1, 2025 at 9:00 AM

Respectfully Submitted,

Kathy Laiter  
BLPOA Secretary