

# BLRAA BUZZ

Next Meeting April 26 2019

Minutes of January 27, 2019 Meeting

BLRAA Monthly BOD Meeting

Minutes-Jan 27, 2019 10:12 a.m.

Meeting Called to Order 10:12 a.m. by

President Mark LaLumiere

(Cell phones off please & Audio Recording Statement)

**Roll Call:** Present: Robert DeMayo, Kathy Galvin, Jerry Austin, Carmine DeGuglielmo and Mark LaLumiere. On phone: Tony Vinciguerra and Kevin Keaton.

Scot Chambers excused.

Changes to Agenda- N/A

**Secretary's Report,** Approval of Minutes from Previous Meeting

Charlie Nason motioned to accept Minutes, second Kathy Galvin.

Passed unanimously.

**Treasurer's Report,** Approval of Financial Report Budget (P&L)

Mark LaLumiere motioned to accept P & L; second, Kevin Yeaton. Passed unanimously.

**Committee Reports:** Committee Chairperson **Building / Maintenance**—Kevin Yeaton Not much happening, mice problem in guard shack, resolved.

**Water / Sewer** - Rob Demayo - contract from Guilford Wells. All ok with sewer, 3 yr old media is dead. Use of water, re: watering roads, grass etc should be banned. Tanks need to be cleaned.

**Roads / Grounds** - Scot Chambers – snow removal is good. Rock Solid Contract for front gate maintenance to be signed.

**Site Control** - Carmine DeGuglielmo- wording added to each Site Permit. 'Site owner is responsible for applying for city permit' (if required). No Site Permits at this time of year.

**Safety** - Tony Vinciguerra – 3 wheelers are not allowed in campground, a letter will be sent to owner.

**Activities** - Jerry Austin – nothing planned at this time.

**Boat Docks**- Kevin Yeaton – closed for winter

**Old Business** (including discussion of proposed motions)

**New Business** (including discussion of proposed motions)

• **Discussion -Campground Needs:**

Employee, Pavilion Bathrooms & Repairs, Preventive Maintenance Plan, and others that fall under the noted topic.

The board needs to put together requirements for employee. Hours, needs, experience.

• **City of Rochester- BLRAA Tax Changes** and 2017 Incremental Assessment Abatement

• **Discuss Drainage Projects** - Completed Work and Planned Beach Work.

• **Master Lock key system** – Joe Galvin and Kevin Yeaton will be working on project.

• **Contracts** – Gate Service - Rock Solid was approved for gate maintenance.

Motion by Carmen DeGuglielmo to accept 3 year contract, Second Jerry Austin.

Passed unanimously.

• **Authorized Buyers List-** Board of Directors need to inform Kathy Galvin

• **Depreciation Schedule-** Board of Directors have to do inventory and give to Kathy.

**Seized Log Cabins, 2019 Budgets**

**Septic Tank Cleaning** – Estimated @ \$9,000

**Pump House Filter Cleaning (Water)**

Estimated @ \$13,500, **Saleable Lots**

Vacant Board Position (Resignation) Marilyn Poole has resigned from the board.

According to our By-Laws, the next highest in votes was Charlie Nason. Mark asked Charlie if he wished to accept position, Charlie accepted. The board welcomed Charlie.

**BLRAA billing cycle-** a discussion to change the billing cycle due the amount billed and the procedure for arrears. – no decision

Baxter Lake Recreation Area Association

**Motion to Open Discussion to the Floor** by Carmen DeGuglielmo, second, Jerry Austin.

Unanimous.

**John McSheehan 244** asked who is secretary (Charlie Nason). We are not receiving Newsletter and I am for once a year assessment billing cycle.

**Harold Burdell 211** – I think we need an employee and consider a quicker billing cycle.

**Jen Laurent 324** - I think the board needs to

communicate more with members. I would be happy to volunteer, but do not see a list or signs for help. Communication is very important.

**Kathy Galvin motioned to close the floor,**

2nd Jerry Austin. Unanimous

Adjournment 12:15 p.m.

Meeting closed by President Mark LaLumiere

Executive session – Mark motioned to go into

Executive Session, Second, Kathy Galvin, all in

favor. **Next Meeting March 24, 2019**

CCW031/203	2,357.24
CCW001/252	2,212.62
B177/070	220.11
B188/059	220.11
B131/026	6,493.30
B142/027	6,492.56
CCV004/126	703.15
CCV012/134	<u>726.42</u>
<b>TOTAL</b>	<b><u>43,790.48</u></b>

Arrears as of February 03 08 19

	<u>TOTAL</u>
CCW008/258	473.84
CCW011/230	473.84
CCV006/128	13.01
CCW022/220	220.11
CCW023/221	220.11
A006/361	218.80
CCE040/118 (2)	2,797.69
CCE040/118	13,542.87
B119/005	220.11
CCW003/254	45.63
CCV068/251	470.68
CCV064/247	150.00
A003/364	220.11
CCV008/130	13.01
A033/287	665.68
CCW007/257	13.08
CCE011/163	220.11
CCV052/200	220.11
CCV053/201	220.11
A105/212	473.84
B116/002	220.11
CCE015/146	220.11
CCV026/160	267.03
A008/358	172.61
A055/348	347.84
CCV022/156	220.11
A059/352	210.29
B199/053	548.91
CCV065/248	220.11
CCV005/127	468.86
CCW018/216	356.14
CCE016/147	220.11

## Winter Festival

Here are the results:

	<b>Bass</b>	<b>Pickereel</b>	<b>Perch</b>
1st place	Britney 19" John A. 19"	Michael McC. 21"	Michael McC. 11"
2nd place	Britney 18	Britney 18" Rob M. 18"	Britney 10" John D. 10"
3rd place	Bill A. 15.5"	John A. 17"	Britney 9.75"

Let the 2019 camping season begins !!!!

### Water is on

Thanks to Richie, Stan, Rob and Tony for getting the water on it was a long cold day.

**99 Four Rod Rd, Address  
Is strictly for Association business**

When calling for a delivery or service please  
use **101 Four Rod Rd.**

Mail received at 99 that are of personal  
nature (bills, notifications etc...)  
Will be sent back to the originator

## Interview for a CPA & Management Company

An interview meeting has been scheduled for our regular meeting on Sunday, April 28, 2019. This meeting is to interview a CPA & Management Company to replace Allen.

I have set up about 30-45 minutes for each company to talk and take questions from members. This meeting will be a longer than usual but the BOD feels the importance of information gathering outweighs the time it will take.

(Just to let you know our CPA, Allen Ryea is moving out of state)

*Kathy Galvin*  
*BLRAA Treasurer*  
[bltreas2018@gmail.com](mailto:bltreas2018@gmail.com)



### Blast from the past

John Cutillo came across one of his mothers (Mary Jensen) old T-shirts while cleaning out the attic. If you notice there is only one A, this was the original logo before we became an association

Damage and destruction of Campground property and facilities will not be tolerated. Cost of any repairs and any related fines or penalties will be levied against the Association member(s) responsible for the presence in the Campground of those causing the damage.

### Start the season Right

Welcome to B.L.R.A.A. This property is a privately owned campground. The Board of Directors has adopted the following rules and regulations with your safety, comfort and satisfaction in mind. Association members are expected to assist the Directors in the enforcement of these rules. Co-operation with your neighbors and the Board will be appreciated. Failure of Association members or their family, guests or renters to abide by these rules can result in various actions by the B.O.D. including but not limited to; warnings, fines, and/or suspension of privileges to use the common grounds within the campground assessed against the Association member(s) responsible for the presence of the violator(s). To have violations of these rules addressed, please complete a violation form and deliver to the Safety Committee Chair or any Board of Directors member.

### Conduct in the Campground

It is required that Association members and guests conduct themselves in a manner that is not openly objectionable to others. Drugs, drunkenness, openly immoral conduct, lewdness, profanity and unnecessary noise will not be tolerated. Any criminal activity will be reported to the local authorities.

Mark LaLumiere	President	<a href="mailto:lalumieredesign@hotmail.com">lalumieredesign@hotmail.com</a>
Tony Vinciguerra	Vice President & Safety	<a href="mailto:bandtv@comcast.net">bandtv@comcast.net</a>
Kathy Galvin	Treasurer	<a href="mailto:bltreas2018@gmail.com">bltreas2018@gmail.com</a>
Charlie Nason	Secretary	
Jerry Austin	Activities	<a href="mailto:ausman7640@gmail.com">ausman7640@gmail.com</a>
Scot Chambers	Roads & Grounds	<a href="mailto:mrsac@aol.com">mrsac@aol.com</a>
Kevin Yeaton	Bldgs/Maint & Boat Dock Liaison	<a href="mailto:kevinyeaton@gmail.com">kevinyeaton@gmail.com</a>
Rob DeMayo	Water & Sewer	<a href="mailto:Robdemayo@comcast.net">Robdemayo@comcast.net</a>
Carmine DeGuglielmo	Site Control	<a href="mailto:cdegug19@aol.com">cdegug19@aol.com</a>

FOR SALE - Sites CCW15/234 & CCW14/233  
 With a 12' Wide Park Model Trailer with a 10x35'  
 addition and shed Asking \$62,000  
 Email: [2016cooman@gmail.com](mailto:2016cooman@gmail.com) Phone: 603-508-0304

For sale: 33FT trailer with deck and shed 27K B122/008.  
 Call 791-913-3327 or 508-843-2579

Contact Ray Grace  
 With any info for the BUZZ Newsletter  
[rgrace44@msn.com](mailto:rgrace44@msn.com)  
 Any BLRAA business contact a BOD member

For Sale – Site 281 Asking \$18,000. Site has not been  
 worked on in any way since the campground began.  
 Contact Ann Berry - [sherpa3768@yahoo.com](mailto:sherpa3768@yahoo.com)

**FOR SALE** Sites #262/263. Asking \$69,900.  
 Call 603-781-5353 for more info.

For Sale: Lot A23/308. Park Model w/addition, shed,  
 nice corner lot. \$65,000 Call Scott 603-351-8440

Check out the BLRAA web site at **[BLRAA.com](http://BLRAA.com)**. See photos taken at camp. Find phone number of Services in  
 the area, Owner list, Map of campground, Rules of BLRAA, Board of Directors list & emails

BLRAA  
 99 Four Rod Road  
 Rochester, NH 03867