

BLRAA BUZZ

BLRAA
PO BOX 1742
Rochester, NH 03866

June 2020

BLRAA Monthly BOD Meeting Minutes –
Jun 29th, 2020 10:00am
(10:00am start, 11:25am end)

Attendance: 36 members in attendance

Meeting called to order by Vice President
Mark LaLumiere

Pledge of Allegiance

Roll Call: Present: Mark LaLumiere (Vice President, Site), Rachel Albert (Secretary), James Sullivan (Treasurer), Scot Chambers (Roads & Grounds), Jerry Austin (Activities), Rob DeMayo (Water & Sewer) and Scott Cairns (Safety)

Not Present: Tony Vinciguerra (President), Richie Kenney (Buildings & Maintenance),

Secretary's Report: Motion to accept meeting May meeting minutes. Passed. Another reminder to all owners to update their contact information via email to secretary@blraa.com. Contact information should include summer/winter mailing addresses, along with phone number(s) to have on file.

Treasurer's Report: Beginning to see more accounts in arrears being paid. Working on additional communications to members in arrears. Debate about old process and why it was stopped. Paused and will discuss under unfinished business.

Committee Reports:

Buildings & Maintenance: Jerry Austin. Rich Kenney has stepped down from the board. Jerry has stepped in to handle Buildings & Maintenance going forward. Getting up to speed on Buildings & Maintenance. Looking for volunteers to help with Activities in the meantime however with

current CDC guidelines its not recommend to organize larger scale group activities. Rachel will see into possibility of planning a Scavenger Hunt in August.

Water & Sewer: Rob DeMayo secondary sewer tanks will be cleaned next month. All else is good.

Roads & Grounds: Scot Chambers. Employee quit, as he didn't get a raise. Scott Cairns has stepped in to help, esp with backhoe repairs and road work. Road drainage issues on back road so please use caution until it is resolved.

Large influx of trash in dumpsters. Unclear why. Weight upwards of 1200lbs. Recognize some is our fault as we push down with backhoe but it is higher than normal. If you see something say something. Please do not bring your home trash to the camp to discard.

Workman's compensation insurance should be cancelled.

Site Control: Mark LaLumiere Don't have the list of permits granted yet. Still working on it however believe all work going on in the campground has been permitted.

Safety: Scott Cairns quiet, some minor issues. Reminder see Scott for vehicles stickers.

Activities: Jerry Austin. All activities remain on hold due to public health emergency. If anyone wants to volunteer, approach any board member.

Boat Docks Liaison: Mark LaLumiere Nothing to report.

Unfinished Business

Delinquent Account Collection Process: Kathy Galvin had started a process but it was put on

hold due to Covid-19. Process was restarted recently and had a call with Atty. Ducharme to consult on what we can and cannot do. Need to be mindful not to come across as aggressive collection actions and ensure compliance with recent laws put in place. Accountant will issue letters to those in arrears to pay or make arrangements with 10 days. Those still outstanding will be handed to an attorney for further actions, at full cost to the owner.

Nothing has changed – we are simply enforcing what is in the by-laws. Read into the record notice of actions (see attached). We are willing to work with those in arrears within reason, just need to contact us. Another reason to modify how we were handling it is as a board, we do not want to put Kathy in a situation where she could be held responsible for perceived aggressive tactics. This is why it's best to move the process to neutral parties with the accountant and attorney.

Pavilion Project: Jerry just stepping in and needs to be up to speed on it. Mark re-engaging in the project to share information around the basis the assessment was based on. Getting together after board meeting, open to anyone, to prioritize what can be done quickly, where we need volunteers, what volunteers, etc. Hope to start showing progress in the next few weeks. To be clear, this is not re-inventing the wheel. Its rounding out the details of the plan that had been presented so we can start executing on it.

Sale of site CCW031/203 Result: Auction held. Lot sold for \$12,500. This covers the \$12,000 due to the association and taxes.

Sewer line testing: Smoke test wont pinpoint where the leak is. Opinion is we are betting off using camera's. Know the issue is in Section B. That section has never been done. Will target to have this done in July.

Site 118 Legal Update: (on the agenda but not discussed)

Annual Financial Report and Audit: Marie LaLumiere and Kathy Galvin volunteered to work with accountant. Will be ready for Annual Meeting

Annual Meeting: Planned for July 19th, 10am at the Pavilion.

New Business

Nominations for Board of Directors:

Reminder 4 seats open: 3 – 3year seat, 1 2-year seat. Rob DeMayo, Scot Chambers, Jerry Austin terms are done – these are each 3year terms. Also Rich Kenney's seat is open – this is a 2yr term. Jerry Austin nominated and accepted. Scot Chambers nominated undecided. Rob DeMayo nominated – undecided. Nominations open until the Annual Meeting. We need volunteers to step up and put their time in on the board. If you don't like the way something is being done – join the board.

Flag Pole at the beach: No one knows where they are or who took them down last year. Please put the word out we want these back up.

Motion to open discussion to the floor

Rachel A – motion to open the floor, 2nd by Jim Sullivan

John Cutillo (270): back when I was on the board, we had gutters made to fit over the stairs and beehive. They are in the rafters and are still sitting there.

Louis Diabo (317): for the annual meeting can we have a speaker system at the pavilion. Yes – we will

Chuck Suslowicz (265):

1. Dead tree by Kayak area.
2. Site across from beach – broken glass, wood. Is he being fined? Notice to clean the place up. Main road has many unsightly lots – often go backroads as don't want guests seeing them.
 - a. Mark requested volunteers for site committee. Proposed site committee would put in writing to owners, give them 2 weeks to clean up then hand over to attorney. Committee also willing to clean the lots with owners permissions.

3. Kayak stored across from Rob DeMayo – why stored there. Response is it is on GrandView property. Sizeable debate about if it should be there, looks abandoned.
4. Can we look into doing online payments? Kathy informed when we hired the new accountant it was done knowing he could not support it but it is something that can be subcontracted out by the accountant for a fee that would be passed on to each owner who chooses to use online payments. This would be a convenience fee and no additional costs to the campground. Jim to look into this further with the accountant.

Barry Morrissey (227/228):

Do we have 2 attorneys now? Clarified no – we are moving away from Att Indorff due to recent conflicts of interest. New situations would be presented to new attorney. How much is the campground recovering from the sale of site 203? \$12,000 was enough to cover the back dues and taxes but do have the exact breakdown.

Christine Cairns (308): Regarding the cleanliness of campground/sites, many associations have very strict guidelines in place around appearance. Scott Cairns has volunteers to help owners, with their approval, to help clean things up/maintain if needed.

Barbara Riley (053): raised concerns with safety issues with the site across from the beach.

Al Dubois (190):

2 trees on the beach that need to be looked at to come down. Agree they need to come down. Proposed Electrical at the Pavilion, what needs to be done? Discussion around how to take it all out and install back according to code.

Tony Fiorello (056): what is the status of the wifi hot spots. Rachel following

up with Comcast to arrange install at Pavilion and beach Pavilion.

Kathy Galvin (166/167):

Asked for clarification on policy of letter. \$400 estimates are the attorney's fees in addition to the owed dues. Letter read was a general letter. Individual letters will have exact amounts owed to association and will have a statement to accompany the individual letter to show owners monies owed.

If the assessment is not enough to cover the Pavilion expenses, what then?

Mark clarified the following:

Assessment was based on rough estimate using knowledge of what it would take to get the list of requests done. Once passed, detailed assessment of what needed to be done, identify gaps, seek out volunteers, utilize the expertise we have in the campground, confident we have enough funds. Need to make sure it does not come across as 'we sold them a bill of goods'. We need to rely heavily on volunteers and sweat equity to make this happen.

Ralph Cataldo (347):

Do we have trades people to pull permits? Know permits were pulled in past but they have elapsed. We will get someone else to do it. All work done will be done above board so no opportunity for questions in the future. Nominated Scot Chambers for the board. Is the presidents property up for sale? Is the campground in his best interests if it is? We don't know. Does Jerry have a key to the main panel downstairs? Just got a bunch of keys – haven't had time to look at them all yet.

Ron Villandry Jr (273): Volunteered to help organize activities for kids. Board member asked about adult activities as well.

Mike Santostefano (304): Thank you for Scott Cairns & Jerry for the work they did recently to cover the roads to

help keep the dust down. This was a trial run and will look to do more roads.

Maria LaLumiere (266):

Who gave authority to switch attorney's? New attorney was brought in the cases where we had conflict of interest as Dibble has ceased practicing. Was not a board vote to high as the campground attorney. Questions about what he is charging per hour. Board did not have the info at hand. Sizeable debate about an ongoing case and why board is agreeing now to a payment plan. Concerns voiced why those involved in the past proceedings were not brought in to consult. Frustration raised that a board member has appeared in court on the defendant's behalf and continues to bring him into the campground. Stressed a payment plan agreement has not been finalized. Board members who attended call with Atty Ducharme did not appear to have the full history provided to them in order to make an informed decision. Agreed the board would have a follow-up exchange with Atty Ducharme to fully understand what our best options are in the interest of the campground. Concerns also raised that current President also took on treasurer role when Kathy resigned with no oversight. It's not right and he should step down. In a past meeting, we were supposed to vote on if we would should be changing the number of times per year as the annual dues amount is now lower. This is something that can be brought up at the annual meeting by owners and voted on if we have a quorum.

Barbara Riley (053): Why was the attorney hired when the board voted no? From the current boards understanding, Atty Dibble transferred the cases to Atty Ducharme as he would no longer be practicing. There was no communication to the board asking if this was ok.

Rob Clancy (182): should we have 2 versions of the letters. One with less tolerance for those who are more severely in arrears. Rachel to look into it.

Jerry Austin made motion to close the floor. Scot Chambers 2nd the motion.

Motions (none)

Adjournment

Board changes after June BOD meeting: following message was sent to all members with email on file and posted in facebook group on 4Jul2020

Stepping down from the Board of Directors

Richie Kenney as of last week had to resign from the board for personal reasons.

On Monday June 29th, Tony Vinciguerra advised the Secretary he was stepping down from the Board of Directors for medical reasons.

As of now, Mark LaLumiere as Vice President will oversee the Board of Directors until the September election and a new board is seated.

Hi all,
Guidance at this stage is to follow state issue guidance, which is safer at home. As far as I know social distancing is still strongly recommended, along with the wearing of masks in public. Suggest to use the following website for the latest info from the state of New Hampshire <https://www.nh.gov/covid19>

To All BLRAA OWNERS

The BOD had requested help from BLRAA Members to volunteer keeping our campground safe and neat according to our Rules & Regulations, Site, and Safety Rules.

Eight members for the Safety and Clean-up Committee were formed by members of our community.

1. Lots will be checked for safety and adhering to our Rules and Regulations.
2. Should a violation be present, a notice to the owner will be sent, stating such.
3. The owner will have two (2) weeks (starting from postage stamped date) to correct violation.

After two (2) weeks the committee will inform board if corrected. If not corrected fines will be levied on a bi-weekly basis.

4. Check rules for unregistered cars and boats.
5. Ballpark parking for any vehicle, camper, boat, etc. is not acceptable. Please remove within two (2) weeks. Fines or removal will occur.

IF YOU HAVE ANY QUESTIONS ABOUT THE ABOVE,
PLEASE CONTACT A BOARD MEMBER.
THIS IS YOUR CAMPGROUND, BUT RULES MUST BE ABIDED

Some of the rules you can read on line at blraa.com

Quiet Hours are from 11:00 PM to 8:00 AM except for evenings when there is a Board sanctioned Campground function; then Quiet Hours will start 30 minutes after the function ends.

Speed Limit is 5 MPH. Road signs must be obeyed. No parking on the roadways except in areas designated by B.O.D. All roadways must remain accessible to emergency vehicles at all times.

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 and will result in an automatic \$100.00 fine. Police may be notified.

Welcome to Baxter Lake

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.

[**Note: Violation forms are available on the BLRAA website or from Board Members**]

If you are selling your site I can put info in the BUZZ, or Happening
Info needed - site #, length of trailer & addition, price, Phone #. Email etc....
Send info to rgrace44@msn.com

For Sale Lots 61 & 62
\$65,000.00 Firm
617-797-0787

For Sale Site – CCV3-125 - Fully
Furnished, 34Ft x 10Ft w/large addition.
Includes Shed, Golf Cart, paddle boat and
many other amenities. Asking \$65,500
978- 987-1744 Jimpicariello@comcast.net

Board of Directors

Mark LaLumiere	Vice President	Site/Dock Liaison	lalumieredesign@hotmail.com
James Sullivan	Treasurer		jsullycon@comcast.net
Rachel Albert	Secretary		rachelablraa@gmail.com
Scot Chambers	Roads & Grounds		mrsac@aol.com
Rob DeMayo	Water & Sewer		robdemayo@comcast.net
Jerry Austin	Activities		ausman7640@gmail.com
Scott Cairn	Safety		caims12 @myfairpoint.net

Horseshoes - Saturday at 10 AM - Horseshoe pits behind the lodge.

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