

# BLRAA BUZZ

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July 2020

## **BLRAA Monthly BOD Meeting Minutes –**

July 26th, 2020 – 1230pm  
(12:30pm start, 1:52pm end)

**Attendance:** 16 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 (Buildings & Maintenance / Activities), and Scott Cairns (Safety)

Not Present: Rob DeMayo (Water & Sewer)

## **Secretary's Report:**

- Motion to accept meeting July meeting minutes. Scot Chambers 2nd motion, Passed.
  - Owners list updated against Rochester deed registry through 3Jun2020. Updated now on website and with accountant. Still difficult to know when quickly when ownership changes happen.
  - Aim to have welcome packages sent out to all new owners since 2017.
  - 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.
  - Comcast Wifi HotSpots: working to coordinate install date in the near future.
  - Letter for bank to remove Tony sent to Mark & Jim
  - Will be working to enable blraa.com website with online violation & site permit forms.
- Treasurer's Report:
- Backdues payments starting to come in.
  - No contact thus far for payment plans.

## **Committee Reports:**

### **Buildings & Maintenance: Jerry Austin.**

- Nothing to report

### **Water & Sewer: Rob DeMayo**

- Not in attendance and email sent with update. Section B cameras status not provided. Water was tested, no bacteria count, no signs of iron and manganese. Sewer tank pumping maintenance started. Any questions – go by his site.

### **Roads & Grounds: Scot Chambers.**

- Scott Cairns helping a lot with backhoe work.
- Scot has a few sites that needs to be addressed due to damage from the winter.
- No new road material needed.

### **Site Control: Mark LaLumiere**

- Will get list of permits to Rachel
- Busy.

### **Safety: Scott Cairns**

- Signs will be worked on that were discussed at annual meeting
- Will have paper violation forms printed and available if people need them.

### **Activities: Jerry Austin.**

- Carrie Anne and Ron Villandry Jr have been planning lots of events for kids and adults
- Jerry has oversight of the committee
- Many thanks for all the work they are doing.
- Jerry had provided excel files to work with for expenses.
- Inform Ray Grace with planned activities in advance so he can get a Happenings out as not everyone is on FaceBook.
- Texas Pete coming Labor Day Weekend

### **Boat Docks Liaison: Mark LaLumiere.**

- Complaints about Jetski's being left on beach overnight. Needs to be addressed as not allowed per rules.

### **Unfinished Business**

**Pavilion Project:** Work will be ramped up as the season winds down. Mark / Jerry working on finalizing plans.

**Section B Sewer line camera results:** Not done yet

**Flag Poles at Beach:** Thank you Scott & Jim for installing them. Thank you Marie for getting the new flags. Thank you as well to Ray & Tony.

**Site Committee / Clean up committee:**

Volunteers have assessed campground and 1st set of notices will be going out soon. Stellato situation: has been more than 30 days and tarps still not removed. Has a permit to do add a room. Screen house has been demolished, some changes made but still looks in disarray. Needs to be addressed.

**Site 118 legal update:** Written agreement to pay back dues has been proposed. Pending agreement. Atty Duscharme has been involved. Legal fees still being tracked and will be addressed separately. Status of trees in Kayak / Beach area that need to come down: 3 identified from June meeting. Mark to followup

**Dust Control / Road treatment:** Calcium treatment – need volunteers to help spread it. Scott built trailer but need folks to help spread it. Will need approval for costs of another pallet. Jim / Scot to work to approve costs.

**Comcast Wifi update:** see above

**Clarify Attorney situation:** no new work going to Indorff. Atty Duscharme has not been brought on officially as attorney campground. Individual situations are being given to Atty Duscharme going forward. Mark to discuss further with him and will report back.

**Dues payments:** possibly changing the # of time a year a payment is due and moving to online options. Jim was to follow-up with accountant. Changing # times of year should have been brought up and voted on at annual meeting. Need to assess how we can make this change now or do we wait to see if we move to a management company.

**New Business**

**Port-o-Potties at Beach:** Frustration within the board about lack of communication when changes are made. Need to agree that when

changes are made to items previously agreed to, all board members need to be notified by text or email. We just need to work together as a team.

**Bathroom at Garden:** As board had requested, impact assessment was done 2.5 years ago when permit was applied. Previous boards did not act on them within 30days so automatically approved, as stated in by-laws. Impact assessment identified there would be no negative impact to the sewer/water system with the addition of the bathroom. Questions about why did work start all of a sudden last week. Questions about where the money is coming from to fund the bathrooms. Funds are not coming from the campground. Funds are coming via various 50/50 raffles. Concerns that funds being raised through use of campground property is not being shared with the campground. We also need to keep in mind many garden members volunteer their time to help maintain all campground property (ie: mowing lawns, etc).

The gardens are an area that help to bring people together and makes use of an area that used to be an eyesore. It is a self supported and maintained area by groups of owners who share like interests. It should not be an “Us” vs “Them” view. The gardens are a good thing for the entire campground community.

Bank account was opened for the safety of the money that is generated within the gardens. Balance generally is no more than a couple hundred dollars. No profit is made – it’s all turned back into maintenance/improvements in the garden area.

The garden area also installed water lines and brought them closer to the leaf dump and dumpsters so there is more water access in the event of a fire in those areas.

Open item to appoint board member as a Garden Club liason to provide monthly updates going forward.

Bathrooms are ok to install and use old permit for install.

**Water Quality:** (see above)

**Motion to open discussion to the floor** Mark L – motion to open the floor, 2nd by Jerry A

**John McSheehan (244):** Questioning how many of the boat docks are rented vs owner

occupied. 19 of 24 docks are rented vs owner occupied. Serious questions about manner in which docks are being rented as many have been on the waitlist for many years yet those who are on waitlist for less time are now renting. Renting is allowed as long as they are owners. Questions about who governs the renting process. No rules recorded at city so all rules are made up within the campground. Cathy Spaulding asked if when lot is sold if dock is sold along with it – no the dock cannot be sold with the lot.

Also clarified if a dock owners passes away, the immediate family has right of first refusal. Need rules fully disclosed and published clearly. Asked Ron Mazzola to provide board with current rules and current officers (Kevin Yeaton, President. Frank Armstrong, Secretary, Mark O'Malley, Maintenance).

**Cathy Spaulding (314):** reminder to all owners – no glass on the beach.

**Ron Mazzola (278):** What is status of employee? He quit when he did not get a raise. Work is being done by volunteers, Scott Cairns has helped out a lot.

**Cathy Spaulding (314):** Raised some concerns that some of the activities being planned require the kids to pay for the activity. Kids should not have to pay for the activity. There is a budget for activities kids should not have to pay for. Jerry will work with Carrier Anne on it.

**John McSheehan (244):** is the camera work in section B really necessary? When it was done in Section A, found crushed pipes – this justifies taking the same approach in section B.

**Marie LaLumiere (289):** Can Rob provide the full water quality reports from Nelson Analytics.

**Sue Mazzola (278):** There are still boats at the Pavilion but they should have been removed by Memorial Day weekend. Board decided to suspend that requirement due to Covid as many owners are not up here. Scot Chambers made motion to close the floor. Jerry A 2nd the motion.  
Motions (none)  
Adjournmen

## **Pandemic**

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/covid1>

## **Respect**

for fellow campers and **BOD members**  
**Treating people** in a positive manner that acknowledges them for who they are and/or what they are doing. Being treated or treating an individual in a dignified manner.

**Respect is earned** and is never just given. BUT, you must give respect to receive respect. Meaning when you interact with an individual you treat them with dignity and in a respectful manner as this shows your character as a person. And the respect will be reciprocated. You must always behave in a respectful manner as this reflects on you, your character, integrity and values of who you are as a person.

**Cutting Trees:** Before cutting any trees, a BLRAA Application for Site Alterations must be completed showing the location of the trees to be cut and the reason it is necessary to remove them. This application must be submitted to the Site Control Committee and approved by that committee before any trees are cut.

Association members must assume all responsibility for any consequences resulting from the use of their vehicles or vehicles of their families, guests or renters.

. **Visitors** [except for immediate family, parent, child, sibling or grandchild] are not allowed to bring in any wheeled recreational vehicles [including snowmobiles, boats and jet skis] and operate them within the campground.

SEPTEMBER 2020 BLRAA Preliminary Election Results

On Sunday, September 6th, 2020, the annual election of Board of Director seats was held at the Pavilion. Voting was open from 10am to noon. Ballot counting for the ballots collected Sunday as well as those collected from the PO Box through Thursday began soon thereafter and completed approx. 245pm. As the PO Box was not checked for additional ballots on Friday or Saturday, the results below are PRELIMINARY results until those ballots, if any, are collected and counted. These ballots will be counted immediately after the Special Owners meeting at the Pavilion on Saturday Sept 12th, 2020. Election results will be finalized after this count.

As you will see in the numbers below and due to the already limited number of ballots received by mail, any remaining ballots collected via the PO BOX are not expected to change who the top 5 candidates by votes are. However, it could change of the top 5 who will have a 3-year board seat vs who will have a 2-year board seat.

Candidate	Total votes through 6Sept2020	Term
Write-In / Harry Gardner	157	3yr
Write-In / Tony Fiorello	141	3yr
Rob DeMayo	135	3yr
Write-In / Jane Brown	127	2yr
Scot Chambers	123	2yr
Write-In / Marie LaLumiere	89	
Jerry Austin	81	
Dave Sheris	45	
Write-In / Ray Sullivan	6	
Write-In / Bob Sullivan	3	
Write-In / Andrea LaLumiere	2	
Write-In / Chris Cail	1	
Write-In / Mark O'Malley	1	
Write-In / Mark LaLumiere	1	
Write-In / Michelle Coates	1	
Write-In / Ralph Cataldo	1	
Blanks	161	

Your 2020-2021 Board of Directors:

President: Mark LaLumiere  
 Vice President: Jim Sullivan  
 Secretary: Rachel Albert  
 Treasurer: Scot Chambers

Buildings / Maintenance: Jim Sullivan  
 Water / Sewer: Rob DeMayo  
 Roads / Grounds: Scott Cairns  
 Site Control: Jane Brown  
 Safety: Tony Fiorello  
 Activities: Harry Gardner  
 Boat Dock Liaison: Harry Gardner  
 Garden Club Liaison: Rachel Albert

**Meeting: Viable Long-Term Campground Management Model**

**When: Saturday 9/12/20 at 10AM**

**Where: (The Pavillion or TBD)**

**Duration: 1 hour**

This open BLRAA Member meeting is being held to present a suggested direction for addressing a Viable Long-Term Campground Management Model. A brief announcement of the suggested direction will be presented by the Campground Management Exploratory Committee followed by an open discussion for the remainder of the meeting. We are looking for your feedback and suggestions before we pursue this initiate further with the cooperation of the BOD.

Thank you in advance for your participation,  
**Campground Management Exploratory Committee**  
 Frank Armstrong  
 Jeff Litcofsky  
 Ronnie Mazzola

**Good Samaritans**

"I would like to say a very big Thank You to those who stopped to help me when I fell at the mailboxes at the Front Gate in the middle of July. From helping me move to the side of the road, to calling the ambulance, to keeping me comfortable until they arrived, I cannot Thank You enough for all you did. I wish I had gotten each of your names so I could thank you personally but please know how much it meant to me and my family the time you took to stop and help. THANK YOU again - Elayne Baccardax" Lot 341

### 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. This means you !!!!!!!**

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](mailto:rgrace44@msn.com).

Mark LaLumiere	Vice President	Site/Dock Liaison	<a href="mailto:lalumieredesign@hotmail.com">lalumieredesign@hotmail.com</a>
James Sullivan	Treasurer		<a href="mailto:jsullycon@comcast.net">jsullycon@comcast.net</a>
Rachel Albert	Secretary		<a href="mailto:rachelablraa@gmail.com">rachelablraa@gmail.com</a>
Scot Chambers	Roads & Grounds		<a href="mailto:mrsac@aol.com">mrsac@aol.com</a>
Rob DeMayo	Water & Sewer		<a href="mailto:Robdemayo@comcast.net">Robdemayo@comcast.net</a>
Jerry Austin	Activities		<a href="mailto:ausman7640@gmail.com">ausman7640@gmail.com</a>
Scott Cairns	Safety		<a href="mailto:cairns12@myfairpoint.net">cairns12@myfairpoint.net</a>

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](mailto:Jimpicariello@comcast.net)

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