

BLRAA BUZZ

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Rochester, NH 03866-1742
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August 2020

BLRAA Monthly BOD Meeting Minutes – August 23rd, 2020 – 10am (10:03am start, 11:18am end)

Attendance: 30 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), Scot Chambers (Roads & Grounds), Jerry Austin (Buildings & Maintenance / Activities), Scott Cairns (Safety) and Rob DeMayo (Water & Sewer)
Not Present: James Sullivan (Treasurer)

Secretary's Report:

Motion to accept July meeting minutes. Jerry Austin 2nd motion, Passed.

BLRAA website (blraa.com) now enabled to submit site permits and violation forms. Paper works still available.

Past due accounts – approx. \$7500 paid, approx. 65% still outstanding.

Master owners list now updated to include boat dock ownership/waitlist/renter information.

Treasurer's Report:

None – Jim not present

Committee Reports:

Buildings & Maintenance: Jerry Austin.

Shower heads/spindles at bathrooms at Lodge being replaced. On-demand Hot water system seems to be ok. Pavilion project planned to start after Labor Day

Water & Sewer: Rob DeMayo Sewer tank maintenance cleaning done. Blockage at beach was cleared. 14Aug – cracked pipes were shut down and replaced. After that IQ controllers went back to factory settings and thus why we are having issues. Making appt for Monday to have them fixed – hopefully Tuesday.

Roads & Grounds: Scot Chambers. Bob Dash has been helping out.

Site Control: Mark LaLumiere steady request of permits. Will have list to Rachel soon. Then will be made available to all. Reminder when you have a permit and the work is finished, you need to let Site know so review can be done to confirm has been done in compliance with the permit. Online forms = continue to work through some initial issues.

Safety: Scott Cairns following up on violations discreetly.

Activities: Jerry Austin. CarrieAnne has been doing it all. Marie LaLumiere helped once to sort out financials. Lots of positive feedback on activities planned thus far. Watch facebook page and Happenings emails for new activities planned.

Boat Docks Liaison: Mark LaLumiere.

Meeting last week regarding concerns with rentals/waiting list. New information sent out and published on website (blraa.com). Also discussed around additional security measures to implement in docks area.

Garden Club Liaison: Rachel Albert working with Ron to finalize approach going forward. Stay tuned.

Unfinished Business

Pavilion Project: Doors added to bathrooms across from Beehive. Skirt board added to prepare for slab to be laid. Work will begin after Labor Day and go as far into the fall as weather allows and target continues to be have all pieces finished and ready for Memorial Day weekend 2021.

Section B Sewer line camera results: calling on 3 companies to work on getting someone out. Site Committee / Clean up committee: Marie LaLumiere provided updates: 8 people on the committee, Marie is the chairperson. 23 notes sent out, 2 members on committee went out to

review a lot, efforts were made to discuss in person if owner was there. 2 weeks to clean up, the fines will start. At least 3 have

been cleaned up thus far. Good start so far. Also log cabin owner (located in CA) has stated they are for sale for a reasonable offer. Status of trees in Kayak / Beach area that need to come down: Asked Chuck to put caution tape around the 3 trees. They will be reviewed further.

Dust Control / Road treatment: Just need to get more pallets of calcium and volunteers to help. Takes a few hours to do each road. Scot asking for permission to purchase more calcium. Advised to talk to Jim for approval. See Scot Cairns to volunteer

Comcast Wifi update: Installed at Pavilion (password: Pavilion) but more electrical works needs to be done when Pavilion electrical is updated. Beach hot spot not installed as install crew did not want to go overhead. Plans now to dig to bury lines and need weatherproof enclosure for router.

Update on Attorney Ducharme status as association attorney: Does not want a retainer – simply asks to ensure payments made within 14 days of invoicing.

Online payment options for dues: Jim not present so no update.

Delinquent Accounts: Jim not present so no update

Boat dock committee / rules updates see above. Covered in Boat Docks committee update.

Water reports from Nelson Analytics: Rob to work on and get out to publish.

Activities and finance reports: Jim not present so no update.

Annual Meeting item: Security on weekends No calls to companies made yet. Owners are driving around at night which seems to be helping. Police also driving around a bit. If you see something that looks suspicious, contact the police department. Bringing in security company could be expensive.

Annual Meeting item: Viability assessment to use leach field for storage needs to be cleaned up first – looks like a junkyard. Concerns raised if we bring out an environment engineer to identify the wetlands it could open us up to a lot of investigation into the association wide drainage systems, etc. we need to focus first

on cleaning up what is there and then see if any additional space is needed.

Recently a pop-up camper was dragged up there and labeled as FREE. No owner should do this. Discussion around ownership and who may have done this. Will be addressed after the meeting.

Annual Meeting item: Special Members meeting pending Jeff Litcofsky to confirm exact date of this meeting. Confirmation will be sent via FaceBook group and Happenings.

New Business

Unregistered vehicles in campground and plan to address them: Mark sought guidance from Atty Ducharme on rules change wordings, etc. Board only decision to make a rules change. Motions will be made after the floor discussion is closed.

Motion to open discussion to the floor

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

John McSheehan (244):

Can the tree cutting be opened to all members to group together to try to get a lower cost? Yes – put caution tape around the tree.

Area below the garden beds, below rock wall within the garden area / old leach field could possibly be used for trailer parking, however it is quite steep.

Ron Mazzola (278):

Many thanks to Rob for all the work in the last couple weeks with the water system

Debit/credit card whereabouts – it has not been found so needs to be located.

Understand it is in file cabinet when transferred from Kathy to Jim. Credit card should not be a barrier to getting any work done as Jim advised to have company call him and he will put it on his credit card to ensure no delays.

Not everyone is on Facebook so please do not only post things on there. Needs to go out via Happenings as well. Typically, this is what happens but when immediate broadcast is needed FaceBook is the fastest way to go.

Has access to a metal weatherproof type box but agreed it likely would not work for the router.

Tony Fiorello (193):

Should not be using mic as not disinfecting after each person.

Back in 1990's Security cost us approx. \$10k/season for Friday nights and all day Saturday

Ice Cream socials this year have allowed to purchase a new freezer for the Beehive, as well as ice cream stock. Approx \$250 extra to go back to the association.

Ambulance / Fire Department have been in recently and were concerned with how small roads are in some areas. Need to watch large rocks that are being placed close to roads and impacts to road widths.

Kathy Galvin (166/167): Debit/Credit cards are not lost, just a glitch in handover.

Chuck Suslowicz (265): Thank you to board for making decisions on the dead/rotting trees in Kayak area

et Skis with no stickers – thought they should all have stickers. Rules/regulations do already state that visitors are not allowed to bring them in and they should have lot numbers on them. Should we move to put the BLRAA sticker on them – helps the campground make \$5 per sticker. Send a reminder via Facebook and Happenings about the rules regarding the site numbers needed on each item. It all comes down to compliance and enforcement, which is difficult.

Linda Mason (75): Suggest to repost the rules so all can see them. Reminder to all that all rules, bylaw, etc can be found on blraa.com

Marie LaLumiere (266): Why are showerheads, etc being replaced in the lodge if it is supposed to be closed for the season? Jerry is working off complaints raised last year and addressing while they are closed. Concerns raised that people are using the Lodge this year when it is supposed to be closed. Jerry has acknowledged that there are times when he goes up, the deadbolt is unlocked – it's not clear who is unlocking the deadbolt. Why does someone else have the key? Jerry will change the deadbolts again. Scot Chambers raised the light on the right of the guard shack is out and needs to be replaced.

Al Dubois (190): Back of BUZZ mentions no trailers or junk allowed at ballfield. Why is it not being enforced? Should it just be eliminated from the rules if they are not being enforced. Will be addressed with the upcoming motions to change the rules that will allow for enforcement.

Tony Fiorello (193): Tow signs posted need to be posted with the name of the towing company and their number. Need company who does trespass towing.

Christine Cairns (308): new leach field used to be locked and was better controlled. Only opened beginning / end of season. Should we start locking this area again?

Elayne Baccardax (341): Who picks up the mail at the PO Box? The accountant does. How does it get to each person? Accountant would direct it to another board member via the treasurer.

To be clear – we are not a storage area. You should be storing on your own property. Agree with Christine the gate to the leaching field should be locked again.

Want to see pictures posted of the sex offenders who are now in the campground as well as published in the BUZZ. Its been done before

Jerry Austin (337): In the community my mother lives in, before you can buy you need to pass a background check. Needs to be reviewed more closely with the attorney as foresee challenges with execution and oversight.

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

Motion 1: Striking Section D of the Rules and replacing it as follows:

The Board of Directors is expressly granted the authority to take any action it may need to take, including fining or acquiring a Court Order, to enforce the provisions of the Declaration, Bylaws and/or Rules. Any vehicle parked in violation of the terms of the Declaration, Bylaws or these Rules, as any of which may be amended from time to time, is subject to being towed at the owner's expense without further notice. The Board of Directors is not limited in its actions to towing an offending vehicle, but

may include towing. The vehicle Owner shall be responsible for the cost of said towing.

Discussion: Amended slightly to indicate VEHICLE Owners expense vs Owners expense. Clarified further motions will address the fine structure currently laid out in Section D.

Motion 2: Strike the fine language and change it to:

Fines and Costs. The Board of Directors shall have the right to levy against an Owner such just and appropriate fines as it deems advisable for noncompliance with any of the provisions of the Declaration, the Bylaws or the Rules of the Association. All such fines shall be added to and shall constitute a Common Expense assessed to that Unit and payable by such Unit Owner. Until such time as these Rules are amended, the fine for each violation of any portion of the Declaration, Bylaws or Rules shall be up to \$1,000.00 for each such violation, which amount is left to the sole discretion of the Board of Directors. Any such fine levied by the Board of Directors may be appealed for review by the Association as the next scheduled Association meeting, but the fine must be paid in full to reserve any such Appeal. Further, any costs incurred to enforce the provisions of the Declaration, Bylaws and/or Rules may be assessed to the Unit Owner.

Discussion: Clarified it is 1 time fine for each violation. Amount of fine is at the discretion of the board. If owners do not bring violation into compliance, subject to situation being handed to attorney and then owner responsible for attorney's fees.

Motion 3: Adding to Section D of the rules to add the following:

Any registered vehicle that is parked in any area, other than an owner's lot, must have the site number of the lot that the vehicles is associated with clearly visible on the dashboard. This posting can be a piece of paper with the site number of a minimum 2" height so that it is clearly legible. This applies to all owners, visitors and the like parked in any common area including the beach, boat ramp, holding areas, and all other common areas. Violators are subject to being towed. The vehicle owner shall be responsible for the cost of said towing.

Discussion: Amended slightly to indicate VEHICLE owners expense vs Owners expense.

General discussion: Becomes effective once published on website and distributed via BUZZ. Would be in place for 2 weeks prior to any towing, then towing starts. Only applies to common areas. Situations with unregistered vehicles on owners lots, however new fine structures will give association more teeth to address.

Voting on Motions:

Motion 1: Mark L makes Motion, Scot Chambers 2nd. Passed 8 – 0

Motion 2: Mark L makes Motion, Scot Chambers 2nd. Passed 8 – 0

Motion 3: Mark L makes Motion, Scot Chambers 2nd.

Passed 8 - 0

Adjournment

Scot Chambers makes motion to adjourn. Scott Cairns 2nd. Meeting Adjourned

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>

Rochester Police
Non-Emergency
603.330.7127

Rochester Fire
Non-Emergency
603.332.4140

Eversource
Electric
800.662.7764

NH Fish & Game
Law Enforcement
603. 271.3421

9:50 AM

09/25/20

Cash Basis

Baxter Lake Recreation Area Assn
Profit & Loss Prev Year Comparison
January 1 through September 25, 2020

	Jan 1 - Sep 25, 20	Jan 1 - Sep 25, 19
Ordinary Income/Expense		
Income		
49910 · Returned Check Charges	25.00	0.00
4001-1 · Membership Dues	157,643.68	151,638.64
4013-3 · Assessments	38,932.37	5,604.34
4016-6 · Boat Dock Dues	1,800.00	1,725.00
4021-1 · Fines - Other	625.00	275.00
4027-1 · Gate Card Fees	0.00	355.00
4028-1A · Donations - General	0.00	0.00
4028-1B · Donations - Beach/Grounds (G/F)	0.00	8.00
4030-1 · Interest Income - Gen Fund	372.23	302.75
4030-2 · Interest Income - Capital Fund	18.47	17.24
4030-3 · Interest Income - R/E Tax Fund	1.25	0.70
4030-4 · Interest Income - Activities	0.16	0.28
4030-6 · Interest Income - Boat Dock	0.29	0.27
4032-1 · Interest Inc. - Late Payments	(5,472.73)	6,044.76
4090-1 · Legal & Collection Fees Reimb.	8,311.25	5,209.35
4175-1 · Statement Fees	4,511.50	2,938.09
4280-1 · Vehicle/OHRV Sticker Sales	0.00	65.00
4359-1 · Other Income - Exempt	8,850.00	15.00
4360-1 · Other Income - Non Exempt	25.00	0.00
4400 · Activities Income*		
4410-4 · Income - Concession/Cafe	0.00	333.00
4415-4 · Income - Breakfasts	112.00	0.00
4430-4 · Income - Dances	0.00	678.00
4436-4 · Income - Memorial W/E Events	0.00	483.00
4438-4 · Income - 4th of July	0.00	115.00
4460-4 · Raffle Income - Activities	1,122.00	155.00
4465-4 · Night @ the Races	0.00	715.00
4469-4 · Donations - Activities	0.00	20.00
4480-4 · Misc. Income - Exempt (Activiti	578.00	283.00
4400 · Activities Income* - Other	0.00	1,560.75
Total 4400 · Activities Income*	1,812.00	4,342.75
4950-2 · Transfer(s) from G/Fund (Capita	0.00	28,719.55
Total Income	217,455.47	207,261.72
Gross Profit	217,455.47	207,261.72
Expense		
5037-1 · Insurance - Workers Comp	828.00	1,675.00
5010-1 · Accounting	13,094.40	18,238.93
5015-1 · Ballot & Election Expense	348.01	509.62
5020-1 · Bank Charges-General Fund	20.00	20.00
5022-2 · Campground Beautification	160.00	0.00
5030-1 · Electricity	12,929.62	13,768.01
5034-1 · Insurance - Umbrella	0.00	1,050.00
5035-1 · Insurance - Fire & Casualty	0.00	11,001.00
5040-1 · Legal Fees	9,202.85	6,067.31
5050-5 · Miscellaneous Expense	4.97	147.30
5060-1 · Newsletter Expenses	354.30	735.09
5063-1 · Secretary & Other Meeting Exp's	0.00	634.05
5065-1 · Office Supplies & Expense	171.90	753.36
5075-1 · Postage	230.65	521.60
5080-1 · Propane	1,889.31	1,540.10
5081-3 · Property Taxes	8,369.00	4,043.00
5081-6 · Property Taxes - Boat Dock	0.00	6.00
5089-1 · Trash Removal	11,276.28	8,908.84
5105-1 · Transfer(s) to C/F-Current Year	0.00	28,719.55
5210 · Bath & Shower Repairs & Maint.*		
5210-1 · Bath & Showers - Supplies	0.00	29.89
5230-1 · Bath & Showers - Contracts	789.66	2,317.78
Total 5210 · Bath & Shower Repairs & Maint.*	789.66	2,347.67

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09/25/20

Cash Basis

Baxter Lake Recreation Area Assn
Profit & Loss Prev Year Comparison
January 1 through September 25, 2020

	Jan 1 - Sep 25, 20	Jan 1 - Sep 25, 19
5310 · Building Repairs & Maint.*		
5310-1 · Building R&M - Supplies	857.10	3,513.23
5330-1 · Building R&M - Contracts	785.00	580.00
5360-1 · Building R&M - Wages	0.00	0.00
5385-1 · Lodge Internet Service	641.43	628.36
Total 5310 · Building Repairs & Maint.*	2,283.53	4,721.59
5410 · Equipment Expenses*		
5410-1 · Equipment R&M-Parts & Supplies	485.18	835.37
5430-1 · Equipment R&M - Contracts	0.00	850.00
5435-1 · Fuel	1,035.39	874.11
Total 5410 · Equipment Expenses*	1,520.57	2,559.48
5490 · Gate Repairs & Maint.*		
5490-1 · Gate R&M - Supplies	0.00	3,539.38
5493-1 · Gate R&M - Contracts	300.00	3,981.50
5495-1 · Gate - Internet Service	841.60	825.60
Total 5490 · Gate Repairs & Maint.*	1,141.60	8,346.48
5510 · Grounds Repairs & Maint.*		
5510-1 · Grounds R&M - Materials & Suppl	727.66	595.24
5515-1 · Grounds R&M - Landscape Upkeep	519.45	481.68
5530-1 · Grounds R&M - Misc. Contracts	500.00	0.00
5560-1 · Grounds R&M - Wages	3,066.00	4,298.00
5570-1 · Grounds R&M - P/R Taxes	852.87	612.71
5510 · Grounds Repairs & Maint.* - Other	315.13	0.00
Total 5510 · Grounds Repairs & Maint.*	5,981.11	5,987.63
5610 · Road Repairs & Maint.*		
5610-1 · Road Maint - Materials & Suppl	11,010.08	4,454.58
5630-1 · Road Maint - Contracts	10,200.00	6,800.00
5660-1 · Road Maint - Wages	3,864.00	0.00
Total 5610 · Road Repairs & Maint.*	25,074.08	11,254.58
5710 · Septic Repairs & Maint.*		
5710-1 · Septic Maint - Materials & Supp	8,895.00	7,790.03
5730-1 · Septic Maint - Contracts	595.00	3,629.35
5760-1 · Septic Maint - Wages	784.00	0.00
Total 5710 · Septic Repairs & Maint.*	10,274.00	11,419.38
5810 · Water System Repairs & Maint.*		
5810-1 · Water Maint - Materials & Suppl	2,714.99	423.78
5820-1 · Water Maint - Pump Hse Propane	0.00	666.62
5830-1 · Water Maint - Contracts&Testing	5,557.45	4,109.05
5840-1 · Water Maint - Pump Hs Repair	710.30	274.34
5855-1 · Water Maint - Internet/Paging	947.67	883.52
5860-1 · Water Maint - Wages	1,036.00	3,066.00
5885-1 · Water Maint - Misc Other	0.00	180.00
5810 · Water System Repairs & Maint.* - Other	0.00	141.28
Total 5810 · Water System Repairs & Maint.*	10,966.41	9,744.59
5910 · Safety Expenses*		
5910-1 · Safety - Materials & Supplies	303.51	0.00
Total 5910 · Safety Expenses*	303.51	0.00
6000 · Security *		
6010-1 · Security - Materials & Supplies	0.00	1,995.00
Total 6000 · Security *	0.00	1,995.00

9:50 AM
09/25/20
Cash Basis

Baxter Lake Recreation Area Assn
Profit & Loss Prev Year Comparison
January 1 through September 25, 2020

	Jan 1 - Sep 25, 20	Jan 1 - Sep 25, 19
6300 · Boat Dock Fund ***		
6305-6 · Boat Dock-Materials & Supplies	297.20	37.65
6325-6 · Boat Dock - Misc. Expenses	252.95	274.77
6330-6 · Boat Dock - Outside Services	125.00	0.00
Total 6300 · Boat Dock Fund ***	675.15	312.42
6400 · Activities Expenses*		
6680-4 · Entertainment	0.00	3,742.64
6700-4 · Memorial W/E - Food & Beverage	0.00	215.09
6705-4 · Memorial W/E - Other Supplies	0.00	84.21
6990-4 · Cash Short (Over)	0.00	(0.30)
6995-4 · Misc. Expenses - Activities	1,685.10	1,096.20
6400 · Activities Expenses* - Other	96.00	0.00
Total 6400 · Activities Expenses*	1,781.10	5,137.84
7070-2 · Depreciation Expense	11,700.00	31,200.00
Total Expense	131,370.01	193,365.42
Net Ordinary Income	86,085.46	13,896.30
Other Income/Expense		
Other Expense		
9999-1 · Suspense	0.00	0.00
Total Other Expense	0.00	0.00
Net Other Income	0.00	0.00
Net Income	86,085.46	13,896.30

9:51 AM
09/25/20
Cash Basis

Baxter Lake Recreation Area Assn
Balance Sheet
As of September 25, 2020

	Sep 25, 20
ASSETS	
Current Assets	
Checking/Savings	
1010-1 · Checking - General Fund #3918	134,313.90
1013-1 · Citizens M/M - Gen Fund #4939	10,461.37
1016-1 · Savings - Holy Rosary C/U	5.00
1017-1 · C/D - HRCU (07/16/22)	37,109.99
1022-2 · Citizens M/M - Cap Fund #4882	141,878.57
1032-3 · Citizens M/M - Tax Fund #5048	9,377.28
1011-4 · Checking - Activities #7790	2,134.74
1011-4A · Reserve for Lodge/Kitchen Impr	(1,999.00)
1062-6 · Checking - Boat Dock Fund #8428	5,516.53
1150-4 · Petty Cash - Activities	1,080.00
Total Checking/Savings	339,878.38
Accounts Receivable	
1200-1 · Accounts Receivable	(416.21)
Total Accounts Receivable	(416.21)

Other Current Assets	
1240-1 · Due from Activities Fund (G/F)	299.00
1260-1 · Other Receivables - (G/F)	4.00
1260-3 · Other Receivables - (R/E)	10.00
Total Other Current Assets	313.00
Total Current Assets	339,775.17
Fixed Assets	
1695-2 · Land - Common Area	315,519.14
1696-2 · Sports Complex Improvements	19,109.03
1698-2 · Buildings & Improvements	103,600.56
1710-2 · Gate & Security System	26,582.02
1725-2 · Other Land Improvements	73,268.37
1730-2 · Septic System & Improvements	556,989.22
1740-2 · Vehicles & Equipment	49,917.58
1750-2 · Water System & Improvements	290,867.48
1780-2 · Other Property	9,925.32
1799-2 · Accumulated Depreciation	(861,269.00)
Total Fixed Assets	584,509.72
Other Assets	
1995-2 · Land - Salable Lots	118,180.90
Total Other Assets	118,180.90
TOTAL ASSETS	1,042,465.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2040-1 · Member Advance Payments	450.00
2230-6 · Due to R/E Tax Fund - Boat Dock	6.00
2243-1 · Due to Activities Fund (General	299.00
	Sep 25, 20
2250 · Payroll Liabilities	
2250-1 · 941 Taxes W/H & Payable	1,956.43
2252-1 · NH-UC Taxes Payable	(210.89)
2254-1 · FUTA Taxes Payable	42.00
2250 · Payroll Liabilities - Other	(2,261.92)
Total 2250 · Payroll Liabilities	(474.38)
Total Other Current Liabilities	280.62
Total Current Liabilities	280.62
Total Liabilities	280.62
Equity	
3990-1 · Beginning Balance - Gen Fund	100,543.37
3990-2 · Beginning Balance - Cap Improv	866,628.64
3990-3 · Beginning Balance - RE Tax Fund	5,920.59
3990-4 · Beginning Balance - Activities	4,628.73
3990-4A · Reserve for Lodge/Kitchen Impro	(1,999.00)
3990-6 · Beginning Balance - Boat Dock	3,374.38
3999 · Retained Earnings	(22,997.00)
Net Income	86,085.46
Total Equity	1,042,185.17
TOTAL LIABILITIES & EQUITY	1,042,465.79

Renters

"As the 2020 camping season is winding down and we are moving towards water off in the campground, please be reminded that Renters are not permitted full time on a site from water off to water on. Per the Rules & Regulations (found on blraa.com) - Section A (General Rules) - #17:

"Site rentals during the period of water off to water on is restricted to a maxim of three (3) calendar days during any calendar week, except during school vacations, the rental may be up to 7 days".

Anyone found in violation of these rules is subject to fines/penalties as explained in Section D of the Rules & Regulations"

Water off October 21st

Disconnect hoses from the campground water supply

Failure to disconnect hoses from the campground water supply (water box or spigot) prior to winterization will result in an automatic \$25.00 fine.

Site Permits

"Per long standing tradition", no Site Permits are granted after "water off"

Gate

The fine for tampering with the gate and/or the equipment is \$250 plus the cost of Labor and Repairs. Please report breakage to a member of the Board of Directors. (Fines will be doubled for repeat offenders within 12 months of the first offense).

Addition to Section D of the rules

Any registered vehicle that is parked in any area, other than an owner's lot, must have the site number of the lot that the vehicles is associated with clearly visible on the dashboard.

This posting can be a piece of paper with the site number of a minimum 2" height so that it is clearly legible. This applies to all owners, visitors and the like parked in any common area including the beach, boat ramp, holding areas, and all other common areas.

Violators are subject to being towed. The vehicle owner shall be responsible for the cost of said towing.

Mark LaLumiere	President	lalumieredesign@hotmail.com
Scot Chambers	Treasurer	mrsac@aol.com
Rachel Albert	Secretary	rachelablraa@gmail.com
James Sullivan	Building/Maintenance	jsullycon@comcast.net
Rob DeMayo	Water & Sewer	Robdemayo@comcast.net
Harry Gardner	Activities	dhbostondefender@aol.com
Scott Cairns	Roads & Grounds	cairns12@myfairpoint.net
Tony Fiorello	Safety	tpizza@comcast.net

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**

BLRAA
 PO BOX 1742
 Rochester, NH 03866