

BLRAA BUZZ

BLRAA
PO Box 1742
Rochester, NH 03866-1742
info@blraa.com

September 2020

BLRAA Monthly BOD Meeting Minutes – September 27th, 2020 – 10am (10:04am start, 11:35am end)

Attendance: 60 members in attendance
**Meeting called to order by President
Mark LaLumiere**

Pledge of Allegiance

Roll Call: Present: Mark LaLumiere (President), Jim Sullivan (Vice President, Buildings/Maintenance), Rachel Albert (Secretary), Scot Chambers (Treasurer), Rob DeMayo (Water & Sewer), Scott Cairns (Roads & Grounds), Jane Brown (Site Control), Tony Fiorello (Safety) and Harry Gardner (Activities)

Secretary's Report:

- ⌚ 10 sites sent to Atty for collections
- ⌚ Thank you to Jane Brown for restarting Welcome Committee. Expect 2021 meet & greet with new owners. Great idea generated to handle rules, contact information, etc and welcome them to the association.
- ⌚ Motion to accept July meeting minutes. Scot Chambers made motion to accept the minutes. Tony Fiorello 2nd motion, Passed.

Treasurer's Report:

- ⌚ P&L report printed and available
- ⌚ Ice Cream Socials – Tony hasn't turned in yet, Freezer has been paid for by funds from socials and a few hundred dollars coming back to association. Tony getting money to Scot.
- ⌚ Also need key to Beehive turned over to Jim (Buildings and Maintenance)
- ⌚ Labor Day weekend activities monies to be dropped off to accountant.
- ⌚ Request to board to purchase a laptop & printer for Treasurer & Secretary. Laptops approx. \$500 and printer. Motion made and passed to purchase 2 laptops and 1 printer for the Treasurer & Secretary.

Committee Reports:

Buildings & Maintenance: Jim Sullivan.

- ⌚ Lumber should be delivered next week. Water lines going in by Rob DeMayo, Bob Dash & Stanley Wilkins. Securing electrician. Work will be started soon.

Water & Sewer: Rob DeMayo.

- ⌚ Sewer Line to beehive done. Thank you Bob Dash, Jane Brown & Stanley Wilkins for helping.
- ⌚ IQ controllers at pump house working but still need some fine tuning.
- ⌚ Bacteria analysis. Reports sent to Ray Grace to distribute. Pending to be sent out.
- ⌚ Scot Chambers advised electrical at the well house was up 700%. Keep eye on it.

Roads & Grounds: Scott Cairns

- ⌚ Bob Dash been addressing some issues.
- ⌚ Keeping on top of things, working with Rob as well

Site Control: Jane Brown:

- ⌚ 44 permits issues, mostly for trees.
- ⌚ Urban Tree coming Monday to provide estimates. Oct 3rd last day Zumalt will be in to review new requests. So far their prices have been really good.
- ⌚ Expect Zumalt will get the contract as long as Urban does not come in lower. Targeting to complete work by end of October.
- ⌚ Tow Company secured: Eddie B's in Lebanon, ME. \$150 for removal, \$4 per mile, \$50 day storage at their facility. No one closer would accept the bid. Mark will have atty review contract prior to signing. Jane will supply copies of by-laws and sign language o Jane will provide Scot Chambers wording to have signs made and posted in common areas.
 - o Notices already placed on unregistered vehicles as a pre-warning.
 - o Clarified vehicle owners are responsible for tow company costs.
- ⌚ 3 30-day permits issued for Holding area

Safety: Tony Fiorello:

- ⌚ Violations need to be written. Have received 1 so far, has been addressed.
- ⌚ Several verbal complaints about kids under 18 driving after dark.
- ⌚ Reminder anyone without a drivers license cannot drive after dark.
- ⌚ ATVs, 4wheelers and side by sides – kids supposed to have state safety certificate, BLRAA certificate and eye and head protection. Make sure your kids have these for their safety.
- ⌚ No standing up in the golfcarts, etc
- ⌚ Gate cards – sizeable discussion around where this fall, what the gate card company requests. Strong differences of opinion. Gate Card Company rep has requested to liaise all through Scot Chambers given how busy he is. He has done a lot of really good work in the campground and has save lots of money for the campground for the work he has done. Cost of remotes is now \$40 due to covid. Anyone requesting has been advised of this. They are sold at cost – it is a convenience. If someone wants it, they pay it.

Activities: Harry Gardner:

- ⌚ Octoberfest – 10Oct. Working with CarrieAnne to ensure compliance with COVID guidance for events. Masks must be worn when walking around. If sides go up, limit to 100 people mask. Unclear NH guidance on dancing. Harry has purchased masks.
- ⌚ If you like to help with Activities next year and be part of the committee, please see Harry.

Boat Docks Liaison: Harry Gardner:

- ⌚ Removal Oct 17th. Please make sure all are removed before this date.

Garden Club Liaison: Rachel Albert:

- ⌚ Everyone working on getting his or her beds ready for winter.
- ⌚ Lots of Canning underway
- ⌚ All available beds have been allotted however if you would like to join the waitlist, please see Carlos Cardenas.
- ⌚ Garden portion of 50/50 went towards paying for taxes, hoses, nozzles, maintenance, gas, paper products, etc

- ⌚ Oct 10th, volunteers are welcome to help clean and prepare the area for winter. Breakfast will be serve to all those who volunteer after the cleanup as a Thank You.

Unfinished Business

- Pavilion Project* status update: see buildings and maintenance committee report for update.
 - Section B pipes* – results of camera: Rob advised has not had a chance yet to call the 3 companies. Will do it when he has a chance.
 - Questions raised about wifi* at pump house to ensure alarms are sent out – need to identify who services the alarm to update them.
 - Online Payment* options with accountant: Scot will discuss with the accountant
 - Delinquent Account status*: see Secretary's report for status.
 - Water Reports* to be published – status?: see Water & Sewer committee report for status.
 - Road Calcium / dust control* status: have gotten more calcium. Bob Dash has done more roads. Now becoming ongoing activity.
 - Comcast @ Beach* update: still need to get a weather proof housing for the router (not metal), also need them to come out to bury the wires as they did not want to run the wires overhead.
 - Lodge locks* – have they been changed as discussed in August: Don't believe they have been changed. Users have been using the keypad to get in. Now questions around do we open the lodge. Discussed that Lodge would be opened at water off. Need to arrange the cleaning company to come in to clean / maintain the bathrooms. Signs will be posted to clean and leave cleaning supplies in the bathrooms. Please don't take them for personal use.
 - Tow Company* Status: See Site Committee report for status.
 - Background checks* for all new owners prior to final sale – update from Atty: Mark will follow-up with the attorney.
- ### **New Business**
- Hummingbird Lane pump station*: Smell is really bad. Need something changed to better control the smell. Rob will look into it further.
 - Security Company / gate vendor*: Scot C has been the liaison for some time now with Rock Solid / Dave Ferris. Really don't want to see changes. Jim made a motion to continue with Dave and have Scot C liaison with him.2

Questions around if there were issues with past companies – raised the delayed responses which we don't have with Dave. Consensus is we don't want to change something that is working well. If there are issues with the gate, go to Scot C and he'll get in touch with Dave. Tony asserts is it Safety committee job and questions why it is being changed now and what happens when Scot C is no longer on the board. Scot C was liaison with Rock Solid / Dave even when he was not on the board. Has not been an issue. Will discuss further when the floor is open.

2020 Activities – results review: Latest finance reports have costs and revenue generated from 2020 Activities through September. More copies of profit/loss needed. Clarified the latest executive order from the Governor extending the enclosed space maximum allowed capacity. Oktoberfest will be planned as if the sides on the Pavilion are up to ensure compliance. Tony asked the price for the event. Need to sell tickets Harry will work with CarrieAnne to set price and sell tickets.

Motion to open discussion to the floor

Jim Sullivan made motion, Harry Gardner 2nd motion.

John McSheehan (244):

1. Arrears report – Noticed many folks had paid but not paid the taxes. Do they understand why they are being taxed

2. Site Permits fees – no more fees for permits. Are they required to store boats at the Pavilion? No. Are forms needed for Renters? Not being done now, but Jane will be enforcing next year. Reminder no Renters from water off to water on.

3. Water off – date not determined yet

4. Where is the operating binder Norman had put together that was in the well house – it is in the Presidents possession.

5. Gate Cards – concerned as always had access to the information we needed, cameras had different access levels. Now John does not since the new system.

a. Also clarified in Sept 2019 – passed rules change to allow maximum 4 access points of which 2 need to be gate cards. Does not seem to be followed – who is overseeing it? Multiple people have permission to issue access points. Mark asked John to provide a list of those that are not in compliance and it will be reviewed.

b. Why do non-owners have access points issued?

c. Discussion around shutting off gate cards for delinquent accounts – clarified that does not happen unless advised by the attorney.

Deb Sahrbeck (064): Stated Safety owns the gate / maintenance. It's never been roads and grounds, sometimes buildings and maintenance. Mark clarified that safety is still responsible for the gate, if something needs to be addressed with Rock Solid, they can go to Mark. Vendor has requested 1 contact person.

Rebecca Bridges (205): Thank you to Rachel for the work on maintaining the owners list and Ray for sending the BUZZ and happenings.

Marie LaLumiere (266):

1. Advised Jim the cleaner is on call, not on a contract. Previously they would clean 2x/wk in Summer and 1x/wk in winter. He also provides cleaning products for a fee. Jim needs to the contact information.

2. Past Oktoberfest have had approx.. 90 people.

Ron Mazzola (278): Lake has been lowered - take your boats out now.

Rob Dexter (189): Thank you for the beautification committee but concerned with tone from some in the campground to efforts needed to upgrade sites. Has been harassed by abutters while working by abutters on some sites. Reminder that we are all in this together – we all have investments in this campground and improvement efforts are to the benefit of everyone. We need to keep that in perspective and enough with fighting each other.

Chuck Suslowicz (265): What is the status of the dead trees in the kayak area? Jane investigated and to take them down would require a state permit as they within 200ft of high water line. The licensed arborist we will use to take the other trees down looked at them and advised they are not in danger of damaging any property. If they come down, they should not hit anything. Need to decide if we want to apply for a state permit due to other issues that could generate. **Margaret Brodell (047):** Can the financial statements be sent regularly and included in the BUZZ? Scot will coordinate going forward.

Tony Fiorello (193): Asked for a loose hand vote as to how many think the Lodge bathrooms should be opened for the winter. Close vote but support opening the bathrooms.

Christine Cairns 308): Why is there a discussion about having the lodge bathrooms opened when we have (outhouses that don't get cleaned?

Dan Merrill (144): For the open lots, do we pay taxes on them? Yes – then should they be made for sale in order to generate more dues? Believe there are 4 more lots that should have water rights. Jane / Site Committee will take the lead to see what would be needed to make them into sellable lots. Jane as a list of the potential lots.

Gina Mistretta (358): Very concerned with the drug problem that is in the campground, needles on the road, etc. Who is watching? There are a lot of cars on the roads at night. Actions are being taken but cannot be discussed further.

Scot Chambers made motion to close the floor. Jane Brown 2nd the motion.

Motions

Previous motion regarding Rock Solid has been tabled.

Adjournment

President adjourned the meeting.

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>

Occupancy Right: A real property right in the form of an exclusive easement for the use of a site subject to restrictions, limitations, easements, rights and conditions of the Declaration, By-laws and Regulations.

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

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 maximum 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"

Rochester Police	Non-Emergency	603.330.712
Rochester Fire	Non Emergency	603.332.4140
Eversource Electric		800.662.7764
NH Fish & Game Law Enforcement		603. 271.3421

Association members are responsible for the conduct, safety and behavior of their minor children, their families, guests and renters. No site is to be occupied overnight solely by persons under 18 years of age. All Site Renters must be 21 years of age or older.

Only usual weekly campground refuse is to be deposited in the dumpsters. It is the responsibility of the Association member to dispose of his/her personal scrap items (mattresses, refrigerators, tables, building materials, etc.) Anyone caught dumping trash or debris in the woods or other non-designated areas (this includes leaves in culverts or green areas) will be charged an immediate \$100.00 fine for littering. Leaves and tree limbs are to be disposed of in the area designated by the B.O.D. Remove leaves from plastic bags or other containers.

Baxter Lake Recreation Area Assn
Profit & Loss
January 1 through October 23, 2020

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	Jan 1 - Oct 23, 20
Ordinary Income/Expense	
Income	
49910 · Returned Check Charges	50.00
4001-1 · Membership Dues	189,178.94
4013-3 · Assessments	43,220.91
4016-6 · Boat Dock Dues	1,800.00
4021-1 · Fines - Other	675.00
4028-1A · Donations - General	0.00
4030-1 · Interest Income - Gen Fund	558.91
4030-2 · Interest Income - Capital Fund	20.80
4030-3 · Interest Income - R/E Tax Fund	1.40
4030-4 · Interest Income - Activities	0.17
4030-6 · Interest Income - Boat Dock	0.34
4032-1 · Interest Inc. - Late Payments	(5,290.89)
4090-1 · Legal & Collection Fees Reimb.	8,311.25
4175-1 · Statement Fees	4,806.50
4359-1 · Other Income - Exempt	8,850.00
4360-1 · Other Income - Non Exempt	25.00
4400 · Activities Income*	
4410-4 · Income - Concession/Cafe	209.00
4415-4 · Income - Breakfasts	112.00
4450-4 · Income-Octoberfest/Last Hoorah	367.00
4460-4 · Raffle Income - Activities	1,122.00
4480-4 · Misc. Income - Exempt (Activiti	578.00
	2,388.00
Total 4400 · Activities Income*	2,388.00
Total Income	254,596.33
Gross Profit	254,596.33
Expense	
7090 · Bank Service Charges	20.00
5037-1 · Insurance - Workers Comp	828.00
5010-1 · Accounting	14,669.40
5015-1 · Ballot & Election Expense	496.58
5020-1 · Bank Charges-General Fund	20.00
5022-2 · Campground Beautification	720.00
5030-1 · Electricity	14,734.24
5034-1 · Insurance - Umbrella	1,050.00
5035-1 · Insurance - Fire & Casualty	11,816.00
5040-1 · Legal Fees	9,202.85
5050-5 · Miscellaneous Expense	4.97
5060-1 · Newsletter Expenses	513.69
5065-1 · Office Supplies & Expense	219.68
5075-1 · Postage	244.15
5080-1 · Propane	1,889.31
5081-3 · Property Taxes	8,369.00
5089-1 · Trash Removal	13,126.28
5210 · Bath & Shower Repairs & Maint.*	
5230-1 · Bath & Showers - Contracts	789.66
	789.66
Total 5210 · Bath & Shower Repairs & Maint.*	789.66
5310 · Building Repairs & Maint.*	
5310-1 · Building R&M - Supplies	857.10
5330-1 · Building R&M - Contracts	785.00
5360-1 · Building R&M - Wages	0.00
5385-1 · Lodge Internet Service	735.38
	2,377.48
Total 5310 · Building Repairs & Maint.*	2,377.48
5410 · Equipment Expenses*	
5410-1 · Equipment R&M-Parts & Supplies	485.18
5435-1 · Fuel	1,035.39
	1,520.57
Total 5410 · Equipment Expenses*	1,520.57

Baxter Lake Recreation Area Assn
Profit & Loss
January 1 through October 23, 2020

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	Jan 1 - Oct 23, 20
5490 · Gate Repairs & Maint.*	
5493-1 · Gate R&M - Contracts	300.00
5495-1 · Gate - Internet Service	949.80
	1,249.80
5510 · Grounds Repairs & Maint.*	
5510-1 · Grounds R&M - Materials & Suppl	755.14
5515-1 · Grounds R&M - Landscape Upkeep	519.45
5530-1 · Grounds R&M - Misc. Contracts	750.00
5560-1 · Grounds R&M - Wages	3,066.00
5570-1 · Grounds R&M - P/R Taxes	1,013.62
5510 · Grounds Repairs & Maint.* - Other	1,527.31
	7,631.52
5610 · Road Repairs & Maint.*	
5610-1 · Road Maint - Materials & Suppl	11,908.58
5630-1 · Road Maint - Contracts	10,200.00
5660-1 · Road Maint - Wages	4,004.00
	26,112.58
5710 · Septic Repairs & Maint.*	
5710-1 · Septic Maint - Materials & Supp	8,895.00
5730-1 · Septic Maint - Contracts	595.00
5760-1 · Septic Maint - Wages	784.00
	10,274.00
5810 · Water System Repairs & Maint.*	
5810-1 · Water Maint - Materials & Suppl	4,782.89
5830-1 · Water Maint - Contracts&Testing	6,621.54
5840-1 · Water Maint - Pump Hs Repair	710.30
5855-1 · Water Maint - Internet/Paging	1,038.06
5860-1 · Water Maint - Wages	2,156.00
5885-1 · Water Maint - Misc Other	683.65
	15,992.44
5910 · Safety Expenses*	
5910-1 · Safety - Materials & Supplies	303.51
	303.51
6300 · Boat Dock Fund ***	
6305-6 · Boat Dock-Materials & Supplies	297.20
6325-6 · Boat Dock - Misc. Expenses	487.71
6330-6 · Boat Dock - Outside Services	125.00
	909.91
6400 · Activities Expenses*	
6995-4 · Misc. Expenses - Activities	3,906.99
6400 · Activities Expenses* - Other	96.00
	4,002.99
7070-2 · Depreciation Expense	11,700.00
Total Expense	160,788.61
Net Ordinary Income	93,807.72
Net Income	93,807.72

This property is privately owned. The OHRV owner accepts OHRV privileges with the understanding that he/she does hereby release the Campground and its' Board of Directors from all liability for loss or damages to property and injury to the operator or passengers or any damages arising from the use of his/her machine and agree to indemnify the Campground and its' Board of Directors against all claims arising from loss or damage to property or personal injury resulting from the use of their vehicle.

Any questions contact the appropriate Director

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

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).



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***

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.

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.

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