



Baxter Lake Recreation Area Association

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

BLRAA Monthly BOD Meeting Minutes – January 24th 20221 – 10am (10:02am start, 11:42am end)

Attendance: 42 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), Jane Brown (Site Control), Tony Fiorello (Safety) and Harry Gardner (Activities).
Absent: Scott Cairns (Roads & Grounds)

Secretary's Report:

- November BOD mtg minutes approved via email and distributed
- As approved at October BOD mtg, there will be no February BOD meeting. Next meeting is March 28th, 2021. It will be hybrid: Zoom & Lodge
- Reminder to all owners, when you sell your property, please notify a board member and provide new owner contact information. Gate cards will be shut off until new owner reaches out to the board.
- Motion to approve the January meeting minutes via email as we did with November so they can be distributed: Scot C 2nd – all approved. Motion Passed.
- Website maintenance – Jeff will be stepping back and looking to transition responsibilities. Looking for volunteers. Will have a further discussion with Jeff around new hosting requirements, etc.

Treasurer's Report:

- 1st bills going out. Taxes are not included as we do not have the information from the city yet. Will be included in 2nd or 3rd bills.

- Online Payments – pending the accountant. Working to see if we can minimize our costs but progress is being made.

Committee Reports:

Buildings & Maintenance: Jim Sullivan.

- Walls at Pavilion bathrooms were built. Plumber within the next 2-3wks, Electrician next few weeks.
- Costs estimates are pending.

Water & Sewer: Rob DeMayo.

- 3 check valves replaced Dec 14th.

Roads & Grounds: Scott Cairns

- <absent>

Site Control: Jane Brown

- Violations / fines going out, some still being addressed
- Several still have hoses attached. Have been told they can hook and unhook but even that is not happening, even though Rules state need to be unhooked by water off.
- Rule #24 on page 3 of Rules & Regulations was read.
- Hoses need to be disconnected and remain disconnected in order to allow water to drain back down.
- Discussion around proposed rules change. Will be finalized in Motions.

Safety: Tony Fiorello:

- 1 violation sent out. Lots more going on.
- John McSheehan had sent an email regarding some issues with the front gate that needed to be repaired. Scot C advised gate has been repaired since then.
- A fine was also sent out to the person responsible who damaged the gate.
- Reminder – any issues with functional working of gate, include both Tony and Scot C in the



Baxter Lake Recreation Area Association

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

discussions as he is main contact with Rock Solid.

Activities: Harry Gardner:

- Nothing going on.

Boat Docks Liaison: Harry Gardner:

- No updates

Garden Club Liaison: Rachel Albert:

- No updates

Unfinished Business

Pavilion Project status update: See Buildings & Maintenance updates. Targeting having bathrooms ready by Memorial Day.

1st hydrant on main road repair status: Scott C made repairs

Section B pipes – results of camera: Cameras sent down. A few leaks, repairs on going. Don't expect any improvements / changes above ground even with these repairs.

Online Payment options with accountant: see Treasurers report

Hummingbird Lane pump station: Need someone to install the new filters. Will ask Stacy to help with.

Selling association lots feasibility assessment: next step to evaluate which ones and finalize process to go about selling them. Jane has list generated a while ago. These needs to be re-evaluated (measure them again, ensure they have not been encroached upon. Will be done in the spring.

Water Usage update: daily meter readings are all over the place – sometimes 1000/day others 200/day. Unclear why. Discussions around estimating avg water usage by site. Using approx. 200 sites active Jun – Sept, 100 sites April, May, Oct, <50 Nov – March. Shared water usage trending. Dec 2020 usage much lower than Dec 2019. Pending Gilford to provide January readings.

Comcast @ Beach update / WIFI extension evaluation: John Cutillio will work on a proposal in the off season and present something to the board in the spring.

Wifi Expansion: John Cutillio. Focus is on how to expand the signal reach. At Pavilion, will have a secure space so no issues there. Beach will be a challenge. Needs power and a space that is dry, safe & secure. No good place to put it however idea as to build something at the Rafters. Comcast delayed as they need to trench. Costs have been provided and shared with board. At the lodge antenna / router already there. Want to coordinate any changes with Rock Solid to ensure nothing interferes with key pads. Dave advised to proceed and he will work around what we good. Keep in mind the beach pavilion goes dark – power is turned off once docks come out. Front Gate and Lodge have a static IP as they are needed for the gate cards & card pads at lodge to work.

Reminder: Intent is not to provide internet across the campground – it is to create 3 hot spots at the Lodge, Pavilion and Beach Pavilion. These access points are not intended to provide internet access at trailers. Comcast agreement is a revenue share agreement – campground gets money back the more people who switch over to Comcast.

Tabling discussion for now as working as expected at Lodge, Pavilion will be this summer in a secure spot. Beach will be available this summer once trenching is done.

New Business

Background checks: Atty advised we cannot prevent a sale because of a background check result but we can prevent them from declaring the camp as a primary residence.

Open questions however if asking for backgrounds would be a deterrent to someone moving ahead with a purchase. Suggestions also made for doing credit checks. Both of these would be a challenge to track and manage and would require a change to the by-laws, which means an owners vote. This would not prevent the sale but would delay acceptance/access to the association until that is provided.



Baxter Lake Recreation Area Association

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

This doesn't give the association any authority, however to address issues for a new owner. Hope it is a deterrent to a potential buyer moving forward with a change.

Could also explore providing proof of furnished residence before allowing access to the association.

All of this still needs to be vetted with the attorney to make sure this is something we could do. Mark will draft letter to attorney to follow-up, as well as putting Real Estate agents on notice it is not a permanent residence, no year round water, etc as well as putting a specific real estate agent on notice. Board agrees this needs to be done and fees are justified.

Will also discuss with board offline a No Trespass order for non-owners but frequent visitors.

Board being notified of ownership changes remains a challenge.

Gate Cards / clickers: Will be asking all owners to validate the cards & clickers they have so we can update the database. More details will come but there will be a deadline date to have this done by. After that date, anything not validated will be shut off.

Election Committee: Jeff is stepping back from the Election committee. Looking for volunteers to help chair this committee. Will be creating a procedures & responsibilities document.

Motion to open discussion to the floor

Scot C made motion, Jim S 2nd motion.

John McSheehan (244):

- 1) \$1000 repair cost – will that be the total? Will be clarified in the motion discussion.
- 2) Rules used to say repeat offenses, fines would double - John to send to Rachel where this is stated.
- 3) Gate Cards: Past practice – those who manage the gate cards would be notified of new owners,

they would visit them and review which cards they were given, etc.

- 4) Interested in Chairing Election committee again – Rachel will discuss offline with John.

Harold Brodell (047):

- 1) Thank you to the Board for all your efforts.
- 2) Very happy with the actions the board is taking regarding background checks.
- 3) Gate Area: known parking to the right and using the cut through on properties. Possibilities to increase cameras, lighting, fencing?

Scott made motion to close the floor. Jim S 2nd the motion. Floor closed.

Motions:

- 1) Motion to amend Rule #24 (page 3) in Rules & Regulations document to add the following language: "Any water hose connected to the campground water supply after water off is considered a separate violation and subject to a \$25.00 fine PER DAY for each day it remains connected. Water hoses cannot be reconnected again until water on.

Any costs to repair damage to the campground water distribution system found to be caused by an illegal hookup will be the responsibility of the site owner, beginning with a \$1,000 fine plus additional costs to repair"

Mark L Motion, Scot C 2nd. Vote: 8-0

Adjournment

Jane B: Motion to adjourn. Scot C 2nd motion.

Meeting adjourned