



Baxter Lake Recreation Area Association

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

BLRAA Monthly BOD Meeting Minutes – March 28th, 2021 – 10am (10:06am start, 12:030pm end)

Attendance: 34 members in attendance (13 in person, 21 via Zoom)

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), Scott Cairns (Roads & Grounds), Rob DeMayo (Water & Sewer), Jane Brown (Site Control), Tony Fiorello (Safety) and Harry Gardner (Activities) {joined approx. 1130am}.

Secretary's Report:

- Motion to accept January 2021 BOD mtg minutes. Jane Brown 2nd motion. 7-0 BOD approved.
- Updated rules published as of 3/29/2021 – Rule 24 (page 3) modified per motion passed as Jan 2021 BOD meeting.
- BOD meetings moving to monthly basis until the fall. Next meeting will be April 25th, 2021, 10am at Lodge. Zoom TBD

Treasurer's Report:

- Invoices are out for round 1 dues
- Worker's comp has been renewed
- Looking to buying road compactor but will be discussed further by Roads & Grounds.
- P&L / Aging report has been sent to the board.

Committee Reports:

Buildings & Maintenance: Jim Sullivan.

- No major issues

Water & Sewer: Rob DeMayo.

- Boulder Hill hydrates froze and have been replaced as lot owners expense

- 2 water leaks on the back road plus a few hydrants will be worked on by Stacy next week.
- Looking to further seal up manhole covers to prevent seepage into the water system
- Water on is targeted for April 8th to April 15th.

Roads & Grounds: Scott Cairns

- Still going well
- Dumpsters moving back to leaf dump soon
- We've been using a compactor to fill holes and has been working out well. We should look into getting our own – may be a few thousand dollars but will end up helping in the long run to save on fill costs and it holds up well.

Site Control: Jane Brown

- A few violations being worked on.
- Site permits are opening as of 2nd Saturday in April. Jane will be in the camp accepting them and will be approved after water on.

Safety: Tony Fiorello:

- All is quiet except for a few trees that came down in the last storm.

Activities: Harry Gardner:

- {not present}.

Boat Docks Liaison: Harry Gardner:

- {not present} unclear when docks are going in

Garden Club Liaison: Rachel Albert:

- No updates

Unfinished Business

Pavilion Project status update: Moving slow. Jim / Mark doing work, volunteers have vanished. Plumber waiting until water on to do what he needs to do so we can then finish out work and he can come back to complete. Walls are up Electrical closet is built. Pending the electrician to advise when he will start rough wiring. Thanks to Mark & Jim for all the work they have done thus far.

Online Payment options with accountant: We would need to sign ourselves up with an online payment place



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as what the accountant is doing for us is not normal for them and they do not have an interest in going this path. We would have to source and manage it ourselves. There may be a possibility with using Venmo as they use it today to pay vendors. Scot will discuss Venmo further with them to see if they are open to receiving payments from us using that platform instead. This could be an easy, no cost option to use if it works.

Hummingbird Lane pump station: Filter has been changed – hopefully this will resolve smells in the warmer weather months. Will wait and see.

Water Usage update: Avg usage per site analysis done and provided at end of minutes, along with overall water distribution trend. Figures were down 41% in period Jan-Mar 2021 compared to Jan-Mar 2020.

Feedback from Attorney on following areas:

- 1) Background checks as part of sales process: Not recommended as it cannot hold up a sale and it opens the association up to possibly liability situations as we are a volunteer run organization and it is very easy to miss something. We do not have full time staff managing the process.
- 2) No Trespass Order: is possible and would need to be handled via an emergency meeting and vote, however not enough board members replied. Lots of frustration with lack of response from board members on this issue.
- 3) Notice to Real Estate agents and 1 specific agent: Also no reply from board but Mark did go ahead and have the attorney send a notice to the Chamber of Commerce and 1 specific agent as it was in the best interest of the association.

Gate Card Validation Effort: Mark and Jane have been working to help validate. Targeting to open validations between April 10th and May 9th. Anything not validated will be shut off. Please contact Jane in person or via email (blraasitecomm@gmail.com) to confirm gate card numbers / clicker numbers, site numbers, etc.

Jane will also work with Scot to get access to the camera's at the gate.

Comcast at beach: they were to send a crew to trench or possibly we would do ourselves. Mark will follow-up.

Selling association lots feasibility assessment: tabled until water on.

ATTENTION TO ALL OWNERS: Do not make any changes/adjustments to the WIFI setup at the lodge. It is not designed or intended to provide WIFI access to site. Changes are impacting card readers at the lodge.

New Business

Front Gate modification to improve security: involves installing license plate reader, increased lighting, camera's – aimed where cars are sitting in shadows. Agreement is additional fencing is likely not going to deter.

REMINDER: exit gates cannot be used for entering the campground.

Consensus of board was to move forward with plate reader, additional camera and lightening. Expect costs around \$2k – needs to be fine tuned.

Parking passes for owners & visitors to park in overflow parking areas: overflow has turned into personal parking locations for some owners. This will be more problematic as we get further into the season as they are already full. REMINDER all vehicles parked in common areas must have site numbers clearly visible on them.

What's happening now is owners who cannot fit all their vehicles on their sites so they just use overflow parking. They are abusing the situation. Vehicles will start to be towed.

Once we call the towing company, they will take care to notify the police the vehicles were being towed.

Reminder – common areas / overflow parking areas – basically any place that is not your own site where you are storing something.

Ballfield is also being monitored and managed. Motion made to require site permit in order to store anything at the ballfield.



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There is a gap in rules addressing vehicles that are registered and inspected. Rules do not provide a maximum number of vehicles allowed in the campground. Needs to be discussed further how to address this. Proposed: anything parked in common area needs the site number clearly visible. Anything parked in common areas >5 days requires a site permit.

Boat Trailer parking is not being addressed is that area is being used as intended. It is not abused like the common areas are.

Fire permits for campground and individual sites: aim is to get a blanket permit again this year and eliminate individual site permits. Mark will get a blanket permit for the association.

Curb valve permits: Jane wants to be a pause on open permit and hold on issuing new permits due to recent issues. Need to insure liability insurance is on file for any contractor doing the work. Magnetic tape hasn't been used in some cases to make it easier to find pipe later. Jane / Rob will work on devise new set of guidelines to review at April 2021 meeting. Have 2 open permits now + 2 new requests – these will be paused until April meeting.

Outstanding violations Site Committee has not been updated on: Violation for tree damage submitted but Jane did not receive. Rachel to check if she received it. This particular issue should not be a violation as it is not a campground issue.

Motion to open discussion to the floor

Scot C made motion, Jane 2nd motion.

Mark Adams (329/330):

- 1) May 9th too short of a window to verify gate cards, etc because lots of folks still coming back. If owner cannot be back by May 9th, simply get in touch with Jane to work it out.
- 2) THANK YOU to all the board volunteers for all you do.

Deb Sahrbeck (064): Suggested to include a 2-3 day stay period between permits to park vehicles longer term in common areas. Clarified we are looking to require permits for anything needing to park there longer than 5 days.

Jerome Curcuru (237): questions about site next to him with excessive items that looks abandoned – is that being addressed. This is the Titus site that needs to be brought back to the attorney to follow-up on with the recent change in campground attorney's.

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

Motions:

- 1) Motion to adjust Rules & Regulations document to add new rule that reads as follows "Approved Seasonal Site permit is required to store any item at the Ball field going forward, after May 1st, 2021. A new approved permit will be required every year. Anything after May 1st, 2021 without a valid site permit will be towed and or removed at item owner's expense". Site Control Committee rules document will also be updated to add new rule #21 with the same language.

Jane made the Motion, Scot C 2nd. Vote: 8-0

- 2) Motion to temporarily stop all work on active but incomplected Curb Value permits and issuing new permits until new rules can be written and approved at April 2021 board meeting

Jane made the Motion, Mark 2nd. Vote: 8-0

- 3) Motion to have remaining 2021 board meeting in person, as long as CDC guidelines allow, minimum for all board members to be in person. Zoom will be offered when possible.

Scot C made the motion, Jim 2nd. Vote: 8-0

Adjournment

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

Meeting adjourned