



THE

BUZZ



BLRAA.com

Edited by Ray Grace

Baxter Lake Recreation Area Association

October 2011

Next Director's meeting is November 27, 2011 - 10AM at the Lodge

BLRAA Secretary's Report (Minutes of Meeting)

Minutes are unofficial until voted on at the next BOD meeting - Date of Meeting: 10-23-11 **A. Call to Order:** at 10:13 AM by Deborah Sahrbeck, President **B. Directors Roll Call:** Present were – Deborah Sahrbeck, Walter Cairns, Denise Whicher, Ron Mazzola, Mike Barrucci, Bob Boucher, and Ray Grace. Russ Osborne absent-sick. **C. Secretary's Report:** Minutes submitted. Ron Mazzola makes a motion to except the Secretary's report as written seconded by Mike Barrucci, no discussion – motion passed. **D. Treasurer / Finance Report: Voting for dues increase: Passed. 181 votes-Yes, 26-No.** Financial report submitted. Denise Whicher makes a motion to except the Treasurers/Financial report, seconded by Walter Cairns, no discussion, all in favor – motion passed. **E. Committee Reports:** **1. Activities:** Winter Festival in February. A few ladies want to have story hours for the children and we want to start children's activities on Saturday's next season and looking for volunteers to help with. Also, looking for ideas with activities and fund raisers, perhaps a yard sale at end of June, and an auction, for next season. **2. Buildings/Maintenance:** Thanks go to Kevin Yeaton installing thermostats and fixing motion lights at Lodge. Bee Hive has been winterized, waiting for contractor to fix the pump house floor, door, threshold and installing better steps at entrance.-should be starting within 2 weeks. **3. By Laws/Rules:** Ray states that the by-laws have been edited already and is waiting for the board to review the changes and approve before they go before the body. **4. Newsletter [BUZZ]:** Ray states that the newsletter will be cut back to four pages due to lack of news, will publish the minutes and financials. This will probably be for the three winter issues and will cut costs. Question: Some campers get both issues (print and electronic), would it be possible, to publish a question asking those who receive both if they could drop the printed issue? Next, Ron read letter from Brad concerning our leach fields and board would like it published in the newsletter to educate campers. Ray will comply. **5. Roads/Grounds:** Walter says that there's not much to report on the roads. His concern right now is the **leaf dump**. Campers are throwing garbage, shingles, and other items that don't belong there. If you see anyone going that way with anything other than leaves, you have to stop them. Once this leaf dump is gone nowhere else to store leaves. Brush will be piled up and burnt in the winter. Debbie stated that those campers who hire someone to cut down a tree at their site, tell the company to take trees and brush with them and not dump them at our leaf dump. The cost of cutting down the trees should include taking everything away. **6. Safety:** Debbie reported we have a problem with the card reader at the **entrance** side of our front gate not the gate itself. The reader was hit and a wire was broken. Brad will repair. Camera system questioned and as of right now we don't have money for new and better cameras. Even if proper working we don't have a record of plate numbers and city of Rochester will not cooperate with us in this matter claiming they're overwhelmed with work. We do need a new camera system but not only for front gate. We need a 'global' system to oversee the whole campground. Debbie states that she has been accused of taking her jobs too seriously, and she does. She's been voted in to do a job and takes that responsibility extremely serious. If there's anyone who has an issue with the way she does her jobs, she asks them to contact her.

She welcomes constructive feedback. **7. Site Control:** Butch reports there were 16 permits issued. Reminder: according to by-laws, renters not allowed to stay in campground more than 3 days when water is off. Also, unregistered vehicles not allowed in campground any time. **8. Water/Sewer:** Don reports that **water off** is scheduled for November 5th. He reminds all campers to disconnect the water hoses from campground water supply. There was a problem at the well house last week but the problem was **not** with our pumps. Vendor came to make a repair, turned off pumps, and didn't turn back on. Brad guided Carol Colella, over the phone, how to turn back on-problem solved. Pump house is working correctly-no problems what-so-ever. Don wants to set up a list of names to contact if there's a problem in the future. In the meantime, call him first. His phone number is in the Buzz. **9. Boat Docks:** Ron stated that the boat docks came out of the water on October 8th, with a good number of owners being present. New sections were built back in September and some of the hardware was removed from the old sections and mounted on the new, so they'll be ready in the spring when the docks go back in. Next spring there are plans to get a dumpster, paid by the dock owners, to have all the old sections disposed of. Perhaps getting second dumpster, paid by the campground, for camp clean up around the same time. **F. Introduction of prepared Motions to be presented for BOD approval. G. Motion to Open Discussion to the Floor: Brian Farese A-15** If we install new cameras make them web cams so everyone can monitor what's going on at campground. Good idea cost and internet a factor. Brian suggests using money from site permits. Will consider and investigate in future. **Tim Oljev W-5** He does not agree with motion about the five dollar permit fees, stating that everybody's lot isn't is the same state of improvement. Some would need more permits than others. Duly noted. **Marty Helmoortel A-33** Is president allowed to vote on an issue in Executive Session? Explained what role President plays in meetings. **Ron Villandry A-67** What is the procedure for hooking up a trailer to a water line? Garden hose. How deep can it be or can not be? Is there anything in writing about the dept a water connection can be? No, not known. This issue was handled 5 years ago and a precedence set by a previous board pertaining to how an owner can hook up water to his camper. Denise read Site Committee rule not allowing anything below frost line. **Debbie read Roberts Rules:** in small board meetings, the chairman can participate and debate just as any other board member and can also make motions and vote **Don Mayer E-42** 1. Put Ridex or like in holding tanks of camper, disconnect line and drain antifreeze in bucket not into sewer system. 2. Not to have other board members on site committee. Conflict of interest? Butch will not have any board members on his committee. 3. Set a definite date (not water on to water off) when to issue site permits. 4. Put brush above old leach field. 5. Card reader at front gate. Should put something heavy duty to protect. Perhaps a concrete Lally column 6. Pump house. Need to change plumbing? Remove hard piping? Will check with Brad for recommendations.

Tracy Roby A-98 Why turn off cable and internet because we voted in a dues increase. Denise: we will not be seeing any dues until March of next year. We will not be able to spend money as we've done in the past. Right now looking at saving money. Debbie addressed money issues. **Tom Page B-212** Needs a written complaint about the claim that we have against him about his property. Tom was instructed to have his lawyer contact our lawyer. **Barbara Riley B-199** States that cable and internet wasn't included in selling feature of campground. **Ron Villandry A-67** Shop for new accountant. Why keep? Sell dump truck? **Bob Bolduc V-6** Gate broken last week because a camper forgot key. Camper called and reported it. Ron mentioned the letter that we received on our web site about a prospective buyer. If anyone wants a copy of that letter contact Ray. He commended everyone in the campground for not letting people in the gate who don't belong here. Much discussion about owners selling their property. Please do not list on Craig's List. **Nancy Cairns A-43** Did the writer respond to your letter? Ray: No. Use this as a learning tool for future property sales. Perhaps. Looking for volunteers to handle this. **Rob DeMayo W-3** There's about 90 site permits per year, perhaps charging the boat owners who store their boat behind the Pavilion a rental fee of about \$100.00 each. Will take idea into consideration. **Don Mayer E-41** Could we have volunteer representative escort prospective buyers around campground? The volunteer would have to remain with and be responsible for the visitor from the time they enter to the time they leave the park. Ray: All sales should go through Baxter Lake and B.L.R.A.A. receives a percentage of the sale, but we may need a Real Estate license for this to be legal. **Marie LaLumiere A-108** Doesn't understand issues pertaining to the front gate and plate numbers. She thinks that personal information and plate number should be linked to the pass card and volunteered to do this. 2. Suggests that site permits should be \$10.00 for administration fee. She is interested in joining site committee. **Ralph Cataldo A-8** Is hot water heater still in the Bee Hive? Yes. Has a decision been made about retaining Brad for the winter? Denise: would like to keep him on. We have jobs for him to do as well as he's our well house man. It's almost a necessity to keep him because he's an authority on our water system. **Marty Helsmoortel A-33** Can a president vote in an Executive Session? Yes, looked up in Roberts Rules. They refer to the person who is president as a chairperson. John McSheehan said that at all times president is tie breaker in voting. Roberts Rules disagrees. Much discussion about procedures with water system and permitting. Don Mayer suggests we should investigate and implement new procedures. Ray read in Roberts Rules the issue about a chairperson voting when there's a tie. Marty will be given another Executive Session. **G. Motion To Close Discussion From The Floor**

Motion: Butch: The Site Committee will assess the owner of a site, a non refundable administrative fee of \$10.00 for a site alteration permit, per application, which is valid for one calendar year. There will not be any additional charges if owner wants to add work on current permit. Seconded: Denise. Vote: All in favor. Motion carries. **Motion: Denise:** To leave the Lodge open for the winter because of the money saving modifications made. Seconded: Walter. Vote: All in favor. Motion carries. **Motion: Denise:** To turn off the internet at the Lodge until further notice. Seconded: Mike. Vote: 5 in favor-2 against. Motion carries. **H. Old Business:** * Number of dumpsters has been decreased for winter months as well as the recycle bin to save money. * No golf carts can be parked in the pavilion over the winter. * Pavilion bathrooms will be open in the winter for toilet and sink use only. No hot water. * Walter is working on getting snow plowing estimates for this winter. All roads will be plowed. * Have pool table in Lodge removed to expand reading section. Brad will repair water faucets in ladies room at the Lodge. (Hot and cold switched.) * Cleaning supplies were 'permanently borrowed' from basement of Lodge. Brad will build secure storage

I. New Business: *As a money saving measure, the January monthly BOD meeting will be moved to the St. Anthony's Club in Woburn, MA. The address will be published in the Buzz. Where the March meeting will be held is dependant upon the weather conditions. Perhaps again in Woburn. The remaining meetings will be held at the Lodge as usual. * The kitchen sink in the Lodge can be used as long as a board member is present. No plugging in any electrical appliances whatsoever. Outside of that, lock it up and keep it locked. Mike will repair hasp and replace current pad lock on kitchen door with one of the keyed alike locks. * Debbie suggests to the board that, because Brad is in the campground throughout the winter, he be given all the keys needed around the park so that he can gain access to general association property. * Brad will pick up supplies on Monday and will forward packing slip to Mike for future ordering. * Denise: Lady came in from DES and found 2 issues that needed to be addressed. 1. Cracked cap at well house. Already repaired by Don. 2. Screening over the vents at the well house. Brad will repair this on Monday or Tuesday. * Mike suggested that there should be a fence around the well house, especially around wells. Can Brad do this? Maybe. Need to check to see if legal. Paul Carter may know. * Mike and Don debit cards: Allen Ryea is in process of getting them. * Butch: Would like to thank Ron Villandry for making repair on pipe by Marty's site without charging campground. * Walter: In June the electrician was supposed to install two vents in the well house but didn't. If we don't get them soon the insulation will be ruined because it's getting wet. This must be done. Don will look into this matter. Walls need to be fixed also. * Mike: To raise some money for the campground, junk the old water tank. Could be worth a reasonable amount. **J. Motion to adjourn:** Ray. Seconded: Mike, Meeting adjourned at 12:48 PM
Respectfully submitted: Ronald Mazzola Secretary, B.L.R.A.A.

For Sale Updated: 08/28/2011

B123	Lot ,shed, golf cart	\$17.5K b/o	617-335-0989
A63/64	H 2 lots, 1 trailer/addtn	\$85k	508-877-2202
B126	Site only	\$18K	978-685-0609
B132	Site only	\$10,5K b/o	603-668-5796
B191	Site only	\$8K	978-251-728
CCV14	Pk Model 5yrs old ,shed,golf cart	\$59K	978-758-0812
W12/13	Trailer,Addtn	\$69K	781-603-2754
B116	35' Pk Model ,add,deck,shed	\$69.9K	781-233-3556
CCE17	Trailer, add a room, shed	\$25K	617-924-1617
B116	1996 Park Model furnished, Shed and golf cart	\$65K	408-393-6222
B127	1991 Park Model furnished, Shed	\$22K	408-393-6222
B201	Trailer and shed	\$20K	781-367-0099 or 935-4987

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Ronald P. Indorf

Attorney and Counsellor at Law
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Pavilion bathrooms will be open in the winter for toilet and sink use only.
No hot water.

To help cut cost of mailing the BUZZ every month please send me your email and we can remove you from the snail mail list. It cost us \$1.62 to print and mail each BUZZ.

Expense	
5010-1 · Accounting	15,065.85
5015-1 · Ballot & Election Expense	612.78
5022-2 · Campground Beautification	2,291.80
5023-1 · Cable TV & Internet Service	918.46
5030-1 · Electricity	13,767.78
5034-1 · Insurance - Umbrella	408.01
5035-1 · Insurance - Fire & Casualty	4,848.83
5038-2 · Interest Expense - Capital Fund	587.60
5040-1 · Legal Fees	4,427.30
5050-1 · Miscellaneous - Exempt	1,432.04
5060-1 · Newsletter Expenses	1,749.67
5061-1 · Secretary & Other Meeting Exp's	449.85
5065-1 · Office Supplies	629.66
5075-1 · Postage	394.14
5080-1 · Propane	2,200.33
5081-3 · Property Taxes	60,719.00
5082-1 · Security *	0.00
5089-1 · Trash Removal	7,911.90
5100-1 · Transfer(s) to Activities Fund	2,000.00
5210 · Bath & Shower Repairs & Maint.*	3,149.42
5310 · Building Repairs & Maint.*	6,119.32
5410 · Equipment Expenses*	7,096.48
5480 · Gate Repairs & Maint.*	1,169.49
5510 · Grounds Repairs & Maint.*	18,491.95
5610 · Road Repairs & Maint.*	12,296.11
5710 · Sewer Repairs & Maint.*	4,877.63
5810 · Water System Repairs & Maint.*	22,055.14
6300 · Boat Dock Fund ***	1,774.59
6400 · Activities Expenses*	2,548.70
7067-1 · NH Business Enterprise Tax	65.00
7070-2 · Depreciation Expense	28,586.00
Total Expense	228,644.83
Net Ordinary Income	58,535.73
Net Income	58,535.73

		Jan - Aug 11
Ordinary Income/Expense		
Income		
4001-1 · Membership Dues		109,202.70
4010-2 · Capital Assess's - Water System		60,406.15
4013-3 · Assessments - Property Taxes		97,163.56
4016-6 · Boat Dock Dues		3,102.85
4021-1 · Fines - Other		295.00
4028-1 · Gifts & Donations - General		7.69
4029-2 · Gifts&Donations -Beautification		2,268.59
4029-4 · Gifts & Donations - Activities		0.92
4030-1 · Interest Income - Gen Fund		17.71
4030-2 · Interest Income - Capital Fund		1.06
4030-3 · Interest Income - R/E Tax Fund		24.79
4030-4 · Interest Income - Activities		0.58
4030-6 · Interest Income - Boat Dock		1.39
4032-1 · Interest Inc. - Late Payments		3,723.61
4056-1 · Gate Card Fees		375.00
4090-1 · Legal & Collection Fees Reimb.		4,145.25
4175-1 · Statement Fees		2,724.71
4280-1 · Vehicle/OHRV Sticker Sales		45.00
4359-1 · Other Income - Exempt		5.00
4360-1 · Other Income - Non Exempt		250.00
4400 · Activities Income*		1,419.00
4950-4 · Transfer(s) from G/Fund (Activi		2,000.00
Total Income		287,180.56

	Jan 1 - Oct 20, 11	Jan 1 - Oct 20, 10	\$ Change	% Change
Ordinary Income/Expense				
Income				
4001-1 · Membership Dues	138,059.44	136,977.14	1,082.30	0.79%
4009-5 · 2009 Leachfield Assessments	0.00	1,971.75	(1,971.75)	(100.0%)
4010-2 · Capital Assess's - Water System	76,400.62	72,169.79	4,230.83	5.66%
4013-3 · Assessments - Property Taxes	123,115.40	121,579.45	1,535.95	1.26%
4016-6 · Boat Dock Dues	3,720.00	1,750.00	1,970.00	112.57%
4021-1 · Fines - Other	370.00	260.00	110.00	42.31%
4028-1 · Gifts & Donations - General	16.85	1.96	14.89	759.69%
4028-2 · Gifts & Donations - Capital	0.00	3,612.36	(3,612.36)	(100.0%)
4029-2 · Gifts&Donations -Beautification	2,817.59	0.00	2,817.59	100.0%
4029-4 · Gifts & Donations - Activities	1.32	0.00	1.32	100.0%
4030-1 · Interest Income - Gen Fund	19.97	32.98	(13.01)	(39.45%)
4030-2 · Interest Income - Capital Fund	1.18	1.50	(0.32)	(21.33%)
4030-3 · Interest Income - RE Tax Fund	28.38	24.43	3.95	16.17%
4030-4 · Interest Income - Activities	0.65	0.94	(0.29)	(30.85%)
4030-6 · Interest Income - Boat Dock	1.50	1.97	(0.47)	(23.86%)
4032-1 · Interest Inc. - Late Payments	4,139.08	2,397.41	1,741.67	72.65%
4056-1 · Gate Card Fees	475.00	375.00	100.00	26.67%
4090-1 · Legal & Collection Fees Reimb.	4,412.98	1,019.49	3,393.49	332.86%
4135-1 · Raffle Income - 2011 Dues	0.00	648.00	(648.00)	(100.0%)
4175-1 · Statement Fees	2,974.71	2,168.93	805.78	37.15%
4280-1 · Vehicle/OHRV Sticker Sales	102.00	126.00	(24.00)	(19.05%)
4359-1 · Other Income - Exempt	5.00	(55.00)	60.00	(109.09%)
4360-1 · Other Income - Non Exempt	250.00	124.67	125.33	100.53%
4400 · Activities Income*	2,334.00	2,458.91	(124.91)	(5.08%)
4950-2 · Transfer(s) from G/Fund (Capita	0.00	1,190.79	(1,190.79)	(100.0%)
4950-4 · Transfer(s) from G/Fund (Activi	2,000.00	2,000.00	0.00	0.0%
Total Income	361,245.67	350,838.47	10,407.20	2.97%
Gross Profit	361,245.67	350,838.47	10,407.20	2.97%

1. Winter Festival scheduled in February. Date to be determined.

2. We need to be concerned with the stuff that is being put in our leachfield from our trailers. No paint, drugs, insecticide, solvents etc..

3. Florida Luncheon **February 9, 2012, Golden Corral, Kissimmee 1 pm.**

Elayne (407) 957-2140 or Norma (407) 892-2449 to confirm.

Dues Vote has passed. 181 voted yes and 28 voted no.

Expense	16,680.85	18,113.34	(1,432.49)	(7.91%)
5010-1 • Accounting	624.93	0.00	624.93	100.0%
5015-1 • Ballot & Election Expense	0.00	70.00	(70.00)	(100.0%)
5020-1 • Bank Charges-General Fund	0.00	0.00	0.00	0.0%
5020-6 • Bank Charges-Boat Dock	0.00	3.01	(3.01)	(100.0%)
5021-1 • Cash Shortages	2,798.23	0.00	2,798.23	100.0%
5022-2 • Campground Beautification	1,012.36	897.84	114.52	12.76%
5023-1 • Cable TV & Internet Service	15,261.59	12,574.66	2,686.93	21.37%
5030-1 • Electricity	408.01	254.00	154.01	60.63%
5034-1 • Insurance - Umbrella	4,848.83	1,381.50	3,467.33	250.98%
5035-1 • Insurance - Fire & Casualty	587.60	1,833.84	(1,246.24)	(67.96%)
5038-2 • Interest Expense - Capital Fund	5,280.80	2,955.82	2,324.98	78.66%
5040-1 • Legal Fees	1,881.99	1,203.46	678.53	56.38%
5050-1 • Miscellaneous - Exempt	1,749.67	1,461.46	288.21	19.72%
5060-1 • Newsletter Expenses	467.85	985.80	(517.95)	(52.54%)
5061-1 • Secretary & Other Meeting Exp's	865.99	885.76	0.23	0.03%
5065-1 • Office Supplies	588.69	687.54	(98.85)	(14.38%)
5075-1 • Postage	2,200.33	3,083.64	(883.31)	(28.65%)
5080-1 • Propane	60,719.00	58,678.00	2,041.00	3.48%
5081-3 • Property Taxes	0.00	2,994.29	(2,994.29)	(100.0%)
5082-1 • Security *	9,450.76	11,106.56	(1,655.80)	(14.91%)
5089-1 • Trash Removal	2,000.00	2,000.00	0.00	0.0%
5100-1 • Transfer(s) to Activities Fund	0.00	1,190.79	(1,190.79)	(100.0%)
5105-1 • Transfer(s) to Capital Fund	3,646.24	3,442.51	203.73	5.92%
5210 • Bath & Shower Repairs & Maint.*	7,021.55	873.65	6,147.90	703.7%
5310 • Building Repairs & Maint.*	8,845.44	4,732.51	4,112.93	88.91%
5410 • Equipment Expenses*	1,935.12	2,158.02	(222.90)	(28.88%)
5480 • Gate Repairs & Maint.*	22,921.77	15,591.44	7,330.33	47.02%
5510 • Grounds Repairs & Maint.*	12,881.14	13,225.06	(343.92)	(2.6%)
5610 • Road Repairs & Maint.*	5,007.69	14,184.82	(9,177.13)	(64.7%)
5710 • Sewer Repairs & Maint.*	22,879.75	3,580.82	19,298.93	538.95%
5810 • Water System Repairs & Maint.*	34.47	37.75	(3.28)	(8.69%)
5910 • Safety Expenses*	0.00	86.34	(86.34)	(100.0%)
6010 • Site Expenses*	3,386.08	1,601.24	1,784.82	110.22%
6300 • Boat Dock Fund ***	3,802.10	3,886.46	(84.36)	(2.17%)
6400 • Activities Expenses*	65.00	556.00	(491.00)	(88.31%)
7067-1 • NH Business Enterprise Tax	32,159.25	34,404.75	(2,245.50)	(6.53%)
7070-2 • Depreciation Expense	251,593.06	220,702.68	30,890.38	14.0%
Total Expense	109,652.61	130,135.79	(20,483.18)	(15.74%)
Net Ordinary Income				

Campers are throwing garbage, shingles, and other items that don't belong in leaf dump. If you see anyone going that way with anything other than leaves, you have to stop them. Brush will be piled up and burnt in the winter

Sites in arrears 90 days over \$500	
B147	1,296.0
B201	1,329.3
V038	1238.02
B159	1,170.8
B149	1,170.8
TOTAL	6205.02



Winter Festival scheduled in February. Date to be determined.



Happy Thanksgiving