



THE BUZZ

with warm wishes at Christmas

BLRAA.com

Edited by Ray Grace

Baxter Lake Recreation Area Association

November 2011

Next Director's meeting is January 22, 2011 - 10AM in Woburn

St. Anthony Club 1020 Main Street Woburn, MA 01801

BLRAA Secretary's Report (Minutes of Meeting)

Minutes are unofficial until voted on at the next BOD meeting

Date of Meeting: 11-27-11

A. Call to Order: at 10:05 AM by Deborah Sahrbeck, President

B. Directors Roll Call: Present were – Deborah Sahrbeck, Ron Mazzola, Mike Barrucci, Butch Boucher, Ray Grace, Russ Osborne, Donald Williams, and Denise Whicher by phone. Walter Cairns excused-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, all in favor-motion carries.**D. Treasurer / Finance Report:** Denise submitted a synopsis of our yearly budget to the Board and it was discussed in our pre-meeting. She reviewed it with us once again so that the members of the association were aware of what we're facing in the coming months financially. This report is available to anyone who would like to have it. A copy of the monthly financial report was passed around and reviewed by the Board and by those present. It was decided that instead of printing out many copies and later disposing of the excess, Ron will print out six copies and they will be passed around. Mike makes a motion to except the Treasurers/Financial report, seconded by Ray, no discussion, all in favor – motion carries.**E. Committee Reports:**

1. Activities: Activities have ended for this season; Russ will start scheduling next year's in February. Fund raisers are in the planning as well as other activities. Winter Festival is planned for February 15th; 8:00 AM to 4:00 PM. Deb is looking for volunteers to help Russ with activities and for kids' story hours. She would like to have a yard sale in June, as well as, an auction at Labor Day with the proceeds going to the Campground. **2. Buildings/Maintenance:** Not much happening right now. Waiting for Chris Rochette to do the repairs at the pump house. Should be starting soon. Denise questions about his insurance policy on file. Mike will have him update it and send to Allen Ryea.**3. By Laws/Rules:** Modifications have been made to the rules by Ray and his committee. He will email them out and if time permits we will vote on them next meeting.**4. Newsletter [BUZZ]:** The newsletter has been shortened up for the next couple of months, lack of news and cost savings. Those who have an email address can contact Ray, and he will email the Buzz to them directly for additional savings. Also, if anyone has something to put in it, forward it to him and he will publish it.

5. Roads/Grounds: Walter updated Deb with his report. The contract has been renewed for the snow plowing with Lilac City Lawn Care for \$7500.00 for the season, which is believed that it is \$300.00 less than last year. This is a **seasonal** fee, which means we pay the same if they plow once or a hundred times the cost is the same. This also includes sanding. They've already plowed us this year, last week in fact. Also, there's a big concern that people are dumping other items at the new leaf dump area which don't belong there, maybe perhaps because the gate is open. Brad will be instructed to lock it. Deb questioned Walter about a new backhoe. Perhaps a special assessment for a new one? Not right now. He feels that this one should get us through this winter pending any major failures and thinks that we should start asking for one in January. Because he will be out of commission for 12 to 16 weeks he won't be able to research a new one and feels that this one should last until spring.

6. Safety: Debbie reported the card reader at entrance gate had a few issues. First it was hit and damaged, and went missing (M.I.A.). Then it was found on one of the campsites. Security Alert was called to about it but wanted to charge \$1000.00 to \$1500.00 to fix it. It was decided to have Rob and Brad try to repair it. They tried to get the necessary wire but wasn't able because small amounts of this wire isn't sold. There was also a question if Brad could repair it because there was only a small amount wire is visible above the concrete and he didn't feel confident that he could fix it effectively. Brad contacted Paul Berry Electric, told him the situation and Paul will fix it this week. Also, there haven't been any reports of break-ins here although Grandview had some on October 15th. Maybe it's their turn this year to have that problem.**7. Site Control:** Butch was asked by Denise to speak with Burns Security about a camera at the front gate. He demonstrated one that could show what it does from here to his house and was quite impressive. Cost, according to him, wasn't much. How much? Deb will meet with him to discuss this with him, as well as, issues with the front gate, perhaps eliminating the use of the card to exit the campground. Butch would like to have a fundraiser to raise funds for a camera and security system. He would also like to get the youth involved in our fund raising efforts, washing trailers etc. to raise funds earmarked for the youth. The Site Committee issued 49 permits for the year. An issue with a campground abutter about a camper's worker digging on their property was resolved and will be corrected. Having additional Board of Directors on Site Committee being a conflict of interest? Butch would like to present it to the membership in May and get their input.**8. Water/Sewer:** Don would like to thank all those who helped him with the water shut off. There were a lot of problems with the systems and he thanks those who helped him with those. There's an ongoing problem with the exhaust system at the well house and that has to be addressed. The issue falls into two categories, building and maintenance, as well as, water and sewer. Also, not just a carpentry job but also an electrical job. Denise: when Paul Berry comes to the campground can we have him give us an estimate for his part of the job? Yes. Don will take care of this. Do we need three bids? Yes, but this is Paul's specialty. Don will seek 2 more bids. Deb: there was an issue that was brought up last week concerning a water hydrant in close proximity to the fence on the Main road opposite CCW-3. Part of the fence was removed to access this hydrant without authorization. Meanwhile, there's already a hydrant on CCW-3 that could have been used so there really wasn't a need to remove this section of fence. Remedy? In the spring, either have Brad turn the spout sideways or even remove it because it isn't needed due to the fact that there's one right across the street at CCW-3 **9. Boat Docks:** Ron stated that the boat docks are out of the water and those who didn't help remove them, according to boat dock rules, and weren't excused for one reason or another, will be fined. All those that were fined paid them. Deb asked if there were any problems with the dumpsters. None reported.**F. Introduction of prepared Motions to be presented for BOD approval.****G. Motion to Open Discussion to the Floor: Mike Feola B-189** He does not agree that there should be additional Board of Directors

. on the Site Committee. He feels that there would be a conflict of interest against an owner thinking that the Directors would more than likely rule all the same if there's a problem with a site alteration permit application. He feels that perhaps if there isn't enough of volunteers for the Site Committee then a Director can be an alternate. He thinks that the Board is flip flopping on their decisions. Butch will bring this issue to the membership for guidance. Deb states that the Chair of any campground committee has the right to have who they want on that committee. Don Mayer agrees with Mike on this issue. Butch vows to bring this issue to the people. **Ron Villandry A-67** No site permits after water off, right? No. Last meeting it was decided to have a Board Meeting in Woburn, Mass. He quotes a rule stating that: "all the meetings will be held in the Lodge and observed by the membership unless under extraordinary circumstances". What is this extraordinary circumstance? Deb: Cost of travel for Board members. Ron still thinks meeting should be at the Lodge. He asks about the three bid rule at the campground. When does Allen Ryea's contract expire? Deb: we just renewed it so two years. How much do we pay him a year? Denise: around \$18,000.00 per year. Deb, Denise, and Ron explain why we retain him as our accountant. **David Roby A-98** According to the Court settlement, we should research what we can do with the sale of our lots. Deb: up for discussion. Her recommendation that the money go into an escrow account and if we need it for something we should borrow against that money. That money would always be there to "loan" to ourselves and not have to borrow any money for a project or that we use it and not replace it. David: settlement says what we can do with the money. Deb and Denise: we will research what exactly what we can do with that money. **Chuck Suslowicz A-109** Recommendations making Hummingbird Way go back to being a one way to prevent a possible accident because of blind spots coming over the hill. It's already is a one way but isn't being enforced. Board will take care of this problem. **Randy Coates A-112** Requests that the stairs that are out behind the Lodge be replaced. They're rotting out and need to be replaced. Mike will look into this. Also, please clarify the sale of a lot and the association getting a piece of the action. Ray explains that this was just a thought that all sales go through one person to keep continuity with new owners coming into the campground. We are not planning to pursue this issue at this time. Is anything going to be done about the potholes in the roads? Deb will check roads and contact Walter if there are safety issues because of them. **Frances Fiorello B-195** How many meetings are going to be in Woburn? Deb: One right now, the January meeting. What is the problem with having it there? They're not changing them all year round. Everyone is entitled to their opinion. **Don Mayer E-42** Was down by the dumpsters and saw that they loaded with leaves and shingles. We're all paying for them and they're being abused. He says get rid of them altogether. Also, on the road to the new leach field there's abandoned trailers and boats for a long time. He suggests to Ray that something be put in the newsletter for owners to identify who owns what. Perhaps putting numbers on them like the golf carts. Dispose of the ones whose owners have sold and moved out. Deb recalls a motion when Phil Appleton was on the board: in order to store a trailer in that area a form had to be made out to and your number put on it and submit it to him. Only then, he would open the gate and let you park your trailer there. Deb also suggested that we do that at the Pavilion to identify the boat owners. **Mike Pennino A-59** Most of the juke has been cleaned up on the back road already. Deb: We must clean up not only that area but under the Lodge as well. By Memorial Day weekend next year, all the areas should be cleaned up. There's a lot of articles under the Lodge that's being stored there by campers and these items must be cleaned out. Randy C.: There's some trailers behind the Lodge. These must be cleaned up also. Butch would like to thank Mike P. for helping with the cleanup. **Bob Bolduc V-6** Bumped into the Chief of Rochester Police at football game and the Chief stated that there hasn't been any break-ins because the Rochester Police has been patrolling the campground. He would also like to thank all those who sent him sympathy cards. **Our sympathy goes out to Dave Crimmings, CCV-33, on the lose of his dad, Phil. Chuck Suslowicz A-109** Are we going to have the internet

in the summertime? Deb: No, the motion was to eliminate it completely to cut back on expenses. Deb explains reasons and options. Denise suggests that campers share their internet with their surrounding neighbors and split up the cost of the service **Ron Villandry A-67** Will camera at the gate need the internet? Perhaps, internet and/or phone depending if web cam is wanted. Deb will inquire this week about it with Burns Security and find out all our options. **Rob DeMavo CCW-3** On October's financial statement there's \$216.22 under "Beautification". Is this Baxter Lakes money or donations? Denise: Baxter Lake did not put any funds into this fund. All monies were donated for the fence by the owners. And the hydrant across from me, they put the post right in front of it. He asked Brad to turn the hydrant but never did, and would cost \$50-\$80 to do it. It would be easier to move the post over about a foot. Deb: Why did they need to use that hydrant? Rob: mine still had my water hooked up to it and it takes longer on my side. Fence was removed without authorization from Board and will deal with accordingly. For now, things will be left as they are and will deal with this issue in the spring. **Ralph Cataldo A-8** Every year we bring up the issue about the dumpsters. Didn't we say that we were going to move them? Maybe that would prevent people that come in from the outside and use our dumpsters. Deb: I asked Walter about them and he said that they were not going to move them until spring, because there's more work to do in the area where they're going to be put. I also received an email from a member stating that she knew who was filling them up. These people perhaps weren't even members of the association. So I asked, why didn't you report them? I didn't want to be retaliated against. If you don't tell us who it is how are we going to deal with this problem? If you know who it is, tell us so we can correct the problem. Complaints are kept confidential. **Cathy Spaulding A-17** Campers are still watering the roads. When are you going to stop this? Water and chemicals are wasted. We could save money by stopping this practice. Also, you're talking about putting a camera at the gate. Instead of putting flimsy wooden gates we should use metal ones. Butch: Burns Security will address this issue also. **Mike Pennino A-59** I have questions for the Board about the measurements of my site. Deb: I think it's settled if not, put in writing and submit to Board. **G. Motion To Close Discussion From The Floor H. Old Business:** Number of dumpsters has been decreased for winter months as well as the recycle bin to save money. Perhaps leave more there later in the year to accommodate higher amount of trash. No golf carts can be parked in the pavilion over the winter. One was parked there but was removed. Remember, those that are left there owners will be fined. Pool table still hasn't been removed from Lodge. Plan for next spring to do this. **I. New Business: Motion Modification to last month's motion: Ray:** The Site Committee will assess the owner of a site a non-refundable administrative fee of \$10.00 for the first site alteration permit. For any additional permit for the calendar year, there is no charge. Seconded: Mike. No discussion. Vote: All in favor. Motion carries. Deb recommends that the funds that are collected from any **Safety Violations**, fund raisers and donations specific for the security system, be used towards the new security system. **Any** fund raisers for a specific item should go to that purpose, i.e. beautification, security etc. **Motion: Denise:** Monies collected from Safety Violations and/or from fund raisers specific for safety/ security be kept in an account for use towards its repairs and purchasing a security system for the Camp. Seconded: Ray. No discussion. Vote: All in favor. Motion carries. Other business already addressed: dumpster location, internet and front gate repair status. The thermostat lock cover in the men's room at the Pavilion is missing. Mike will check into this. Denise: Hot water is off at the Pavilion? Don: yes, Brad shut off. Will check with him on Monday. Kitchen: Last month a motion was made that the only time it was to be open was when a Director was present to monitor its use, specifically for using the sink only. That Director would be responsible to lock it up when they left. Initially, Walter thought he would be here most of the winter but now faces surgery so more than likely won't be. It was decided by the Board to keep it locked at all times until further notice. Deb will contact Paul Carter and forward all information concerning the kitchen to Mike. Deb will meet on Monday with Burns Security to discuss all issues pertaining to the front

Bater Lake Recreation Association - Treasurers Report October 2011 submitted by Treasurer Denise Whicher

	Oct 11	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4001-1 - Membership Dues	4,203.75	4,422.12	(218.35)	95.06%
4009-5 - 2009 Leachfield Assessments	0.00	18.43	(18.43)	0.0%
4010-2 - Capital Assess's - Water System	2,326.99	2,389.03	(59.04)	97.33%
4013-3 - Assessments - Property Taxes	3,774.35	3,955.88	(181.51)	95.41%
4016-6 - Boat Dock Dues	155.00	0.00	155.00	100.0%
4021-1 - Fines - Other	96.35	112.00	(13.65)	87.81%
4021-6 - Fines - Boat Dock Committee	100.00			
4027-1 - Gate Card Fees	100.00	0.00	100.00	100.0%
4028-1 - Gifts & Donations - General	130.00	0.95	129.05	13,694.21%
4028-2 - Gifts & Donations - Capital	0.00	40.00	(40.00)	0.0%
4029-2 - Gifts&Donations -Beautification	40.00			
4029-4 - Gifts & Donations - Activities	0.05			
4030-1 - Interest Income - Gen Fund	3.20	6.57	(3.37)	48.71%
4030-2 - Interest Income - Capital Fund	0.30	0.36	(0.06)	83.33%
4030-3 - Interest Income - RE Tax Fund	4.77	12.87	(8.10)	37.06%
4030-4 - Interest Income - Activities	0.05	0.03	0.03	200.0%
4030-6 - Interest Income - Boat Dock	0.11	0.00	0.11	100.0%
4032-1 - Interest Inc. - Late Payments	125.54	235.26	(110.82)	53.11%
4090-4 - Legal & Collection Fees Reimb.	0.00	0.00	0.00	0.0%
4135-1 - Raffle Income - 2011 Dues	0.00	14.00	(14.00)	0.0%
4175-1 - Statement Fees	133.93	164.82	(30.89)	81.25%
4280-1 - Vehicle/OHRV Sticker Sales	0.00	0.00	0.00	0.0%
4359-1 - Other Income - Exempt	0.00	669.00	(669.00)	0.0%
4360-1 - Other Income - Non Exempt	150.00	25.33	124.67	592.19%
4400 - Activities Income*				
4438-4 - Income - 4th of July	0.00	0.00	0.00	0.0%
4440-4 - Income - Labor Day	0.00	0.00	0.00	0.0%
4450-4 - Income - Octoberfest	845.00	928.00	(83.00)	91.06%
4460-4 - Raffle Income - Activities	0.00	82.00	(82.00)	0.0%
4465-4 - Night @ the Races	0.00	0.00	0.00	0.0%
Total 4400 - Activities Income*	845.00	1,010.00	(165.00)	83.66%
4950-4 - Transfer(s) from G/Fund (Activi	0.00	0.00	0.00	0.0%
4950-5 - Transfer f/General Fund (SAF)	0.00	0.00	0.00	0.0%
Total Income	12,193.42	13,076.73	(883.31)	93.25%
Gross Profit	12,193.42	13,076.73	(883.31)	93.25%
Expense				
5010-1 - Accounting	2,157.00	1,595.00	571.00	135.78%
5015-1 - Ballot & Election Expense	217.00			
5020-1 - Bank Charges-General Fund	0.00	0.00	0.00	0.0%
5020-6 - Bank Charges-Boat Dock	0.00	0.00	0.00	0.0%
5021-1 - Cash Shortages	0.00	0.00	0.00	0.0%
5022-2 - Campground Beautification	216.22			
5023-4 - Cable TV & Internet Service	0.00	89.78	(89.78)	0.0%
5030-4 - Electricity	1,478.19	1,425.48	51.71	103.83%
5034-4 - Insurance - Umbrella	0.00	254.00	(254.00)	0.0%
5035-1 - Insurance - Fire & Casualty	0.00	1,453.16	(1,453.16)	0.0%
5038-2 - Interest Expense - Capital Fund	0.00	0.00	0.00	0.0%
5040-4 - Legal Fees	135.00	594.31	(459.31)	22.72%
5050-1 - Miscellaneous - Exempt	0.00	435.00	(435.00)	0.0%
5050-5 - Miscellaneous Expense	0.00	0.00	0.00	0.0%
5060-1 - Newsletter Expenses	483.39	193.46	289.93	248.87%
5061-1 - Secretary & Other Meeting Exp's	0.00	64.08	(64.08)	0.0%
5065-1 - Office Supplies	76.48	129.88	(53.40)	58.89%
5075-4 - Postage	0.00	0.00	0.00	0.0%
5080-1 - Propane	389.65	528.32	(158.67)	69.97%
5081-3 - Property Taxes	0.00	0.00	0.00	0.0%
5082-1 - Security *				
5083-1 - Security - Contracts	0.00	0.00	0.00	0.0%
5086-1 - Security - Wages	0.00	0.00	0.00	0.0%
5087-1 - Security - P/R Taxes	0.00	0.00	0.00	0.0%
5088-1 - Security - W/C Insurance	0.00	0.00	0.00	0.0%
Total 5082-1 - Security *	0.00	0.00	0.00	0.0%
5089-1 - Trash Removal	1,538.85	2,267.61	(728.75)	67.88%
5100-4 - Transfer(s) to Activities Fund	0.00	0.00	0.00	0.0%
5210 - Bath & Shower Repairs & Maint.*				
5210-1 - Bath & Showers - Supplies	0.00	0.00	0.00	0.0%
5230-1 - Bath & Showers - Contracts	0.00	0.00	0.00	0.0%
5250-1 - Bath & Showers - HW/Tank Lease	70.00	70.00	0.00	100.0%
5260-1 - Bath & Showers - Wages	280.00	252.00	28.00	111.11%
5270-1 - Bath & Showers - P/R Taxes	21.42	19.28	2.14	111.1%
5280-1 - Bath & Showers - W/C Insurance	0.00	0.00	0.00	0.0%
Total 5210 - Bath & Shower Repairs & Maint.*	371.42	341.28	30.14	106.83%
5310 - Building Repairs & Maint.*				
5310-1 - Building R&M - Supplies	33.14	0.00	33.14	100.0%
5330-1 - Building R&M - Contracts	390.63			
5360-1 - Building R&M - Wages	350.00	0.00	350.00	100.0%
5370-1 - Building R&M - P/R Taxes	27.54	0.00	27.54	100.0%
5380-1 - Building R&M - W/C Insurance	0.00	0.00	0.00	0.0%
Total 5310 - Building Repairs & Maint.*	811.31	0.00	811.31	100.0%

5410 - Equipment Expenses*				
5410-1 - Equipment R&M - Parts&Supplies	312.54	165.37	147.17	188.89%
5420-1 - Equipment R&M - Contracts	0.00	559.52	(559.52)	0.0%
5425-1 - Fuel	235.90	0.00	235.90	100.0%
5440-1 - Equipment R&M - Wages	300.00	90.00	210.00	333.33%
5450-1 - Equipment R&M - P/R Taxes	22.95	8.89	16.06	333.00%
5460-1 - Equipment R&M - W/C Insurance	0.00	0.00	0.00	0.0%
Total 5410 - Equipment Expenses*	872.39	821.78	50.61	106.16%
5480 - Gate Repairs & Maint.*				
5480-1 - Gate R&M - Contracts	94.50	94.50	0.00	100.0%
5488-1 - Gate Telephone Line	31.05	31.04	0.01	100.03%
5496-1 - Gate R&M - Wages	0.00	0.00	0.00	0.0%
Total 5480 - Gate Repairs & Maint.*	125.55	125.54	0.01	100.01%
5510 - Grounds Repairs & Maint.*				
5510-1 - Grounds R&M - Materials & Suppl	99.39	0.00	99.39	100.0%
5520-1 - Grounds R&M - Tree Removal	0.00	1,200.00	(1,200.00)	0.0%
5530-1 - Grounds R&M - Misc. Contracts	0.00	0.00	0.00	0.0%
5560-1 - Grounds R&M - Wages	450.00	342.00	148.00	143.28%
5570-1 - Grounds R&M - P/R Taxes	37.48	26.16	11.32	143.27%
5580-1 - Grounds R&M - W/C Insurance	0.00	0.00	0.00	0.0%
Total 5510 - Grounds Repairs & Maint.*	626.87	1,568.16	(941.29)	39.98%
5610 - Road Repairs & Maint.*				
5610-1 - Road Maint - Materials & Suppl	0.00	550.00	(550.00)	0.0%
5630-1 - Road Maint - Contracts	0.00	0.00	0.00	0.0%
5660-1 - Road Maint - Wages	430.00	270.00	160.00	159.26%
5670-1 - Road Maint - P/R Taxes	32.90	20.86	12.24	159.25%
5680-1 - Road Maint - W/C Insurance	0.00	0.00	0.00	0.0%
Total 5610 - Road Repairs & Maint.*	462.90	840.66	(377.76)	55.06%
5710 - Sewer Repairs & Maint.*				
5710-1 - Sewer Maint - Materials & Suppl	0.00	45.68	(45.68)	0.0%
5720-1 - Sewer Maint - Booster Propane	0.00	0.00	0.00	0.0%
5730-1 - Sewer Maint - Contracts	0.00	0.00	0.00	0.0%
5780-1 - Sewer Maint - Wages	0.00	36.00	(36.00)	0.0%
5770-1 - Sewer Maint - P/R Taxes	0.00	2.75	(2.75)	0.0%
5780-1 - Sewer Maint - W/C Insurance	0.00	0.00	0.00	0.0%
Total 5710 - Sewer Repairs & Maint.*	0.00	84.43	(84.43)	0.0%
5810 - Water System Repairs & Maint.*				
5810-1 - Water Maint - Materials & Suppl	139.12	174.78	(35.66)	79.6%
5820-1 - Water Maint - Pump Hse Propane	0.00	0.00	0.00	0.0%
5830-1 - Water Maint - Contracts&Testing	505.00	0.00	505.00	100.0%
5840-1 - Water Maint - Pump Hse Repair	0.00	82.88	(82.88)	0.0%
5850-1 - Water Maint - Modine Rental	25.00			
5855-1 - Water Maint - Phone & Internet	45.84	109.99	(63.15)	42.59%
5900-1 - Water Maint - Wages	720.00	189.00	531.00	300.55%
5870-1 - Water Maint - P/R Taxes	55.08	14.46	40.62	360.91%
5880-1 - Water Maint - W/C Insurance	0.00	0.00	0.00	0.0%
Total 5810 - Water System Repairs & Maint.*	1,491.04	571.09	919.95	261.09%
5910 - Safety Expenses*				
5910-1 - Safety - Materials & Supplies	0.00	0.00	0.00	0.0%
Total 5910 - Safety Expenses*	0.00	0.00	0.00	0.0%
6010 - Site Expenses*				
6010-1 - Site - Materials & Supplies	0.00	0.00	0.00	0.0%
Total 6010 - Site Expenses*	0.00	0.00	0.00	0.0%
6300 - Boat Dock Fund ***				
6305-6 - Boat Dock - Repairs & Maint.	87.56	25.24	62.32	348.51%
6310-6 - Boat Dock - Insurance	0.00	76.00	(76.00)	0.0%
6315-6 - Boat Dock - Equipment Rental	0.00	300.00	(300.00)	0.0%
6320-6 - Boat Dock - Misc. Expenses	147.38			
Total 6300 - Boat Dock Fund ***	234.94	401.24	(166.30)	58.55%
6400 - Activities Expenses*				
6400-4 - Entertainment	225.00	250.00	(25.00)	90.0%
6710-4 - 4th of July - Food & Beverage	0.00	0.00	0.00	0.0%
6730-4 - 4th of July - Other Supplies	0.00	0.00	0.00	0.0%
6810-4 - Labor Day - Food & Beverage	0.00	0.00	0.00	0.0%
6830-4 - Labor Day - Other Supplies	0.00	0.00	0.00	0.0%
6910-4 - Octoberfest - Food & Beverage	467.35	522.04	(154.69)	75.13%
6930-4 - Octoberfest - Other Supplies	154.71	30.00	124.71	649.03%
6970-4 - Variety Show Expenses	0.00	32.45	(32.45)	0.0%
6990-4 - Cash Short (Over)	0.00	0.00	0.00	0.0%
6995-4 - Misc. Expenses - Activities	0.00	0.00	0.00	0.0%
Total 6400 - Activities Expenses*	967.06	934.49	(47.43)	94.53%
7067-1 - NH Business Enterprise Tax	0.00	0.00	0.00	0.0%
7070-2 - Depreciation Expense	3,573.25	0.00	3,573.25	100.0%
Total Expense	16,139.52	14,721.75	1,418.77	109.62%
Net Ordinary Income	(3,945.10)	(1,645.02)	(2,300.08)	239.62%
Net Income	(3,945.10)	(1,645.02)	(2,300.08)	239.62%

Happy Holiday's Everyone, I would like to wish everyone Happy Holidays during this fun-filled season and a safe and warm winter. To those in the Sunshine state, enjoy the warm sun and bright days.

A special thanks to our Association members that heard the BOD's need for help and cast their votes to assist us in a time of economic challenges by passing the request to increase our yearly dues. This increase is greatly appreciated and will help in keeping the campground functioning in the fashion most are accustomed to over the years, but we still need to tighten the budget and decrease our expenses. The BOD has had to make some tough decisions to cut-back on some amenities. This task was not an easy one, but it was done with much thought and consideration on who it would effect as well as the consideration of what impact it would have on the daily operation of the campground.

As winter rolls in once again, the campground roads will be plowed as the snow falls, the lodge will remain open for those wanting to gather around the wood stove, and the annual winter fest will preside in February bringing out the ice houses and long johns for those willing to fish the lake.

As this holiday season is one of my favorites, I send my warmest wishes for a very happy and joyous season along with my special wish for a safe and warm winter to all.

Happy Holidays, Debbie



(minute cont.) gate and security. She will ask for a high end quote, a mid quote and a low end quote for the whole package. Butch: Burns Security will attend a meeting with the association in the spring to answers questions. This issue was discussed at length about what to do and our options. The carpentry repairs at the pump station on Hummingbird Way. What is the status? Do we know when the repairs will be made? One problem may be the insurance issue. Denise: I received a Real Estate Tax bill for the second half of 2011, our total tax for the Campground for the year was: \$125,662.00. Deb: Is that an increase? Denise: No We've already paid \$60,700.00 leaving us with a balance of: \$64,943.00. We have our \$75,000.00 in our tax account right now and our goal is to always to keep \$10,000.00 in that account. So we're good right now. We're right on target with that account. Butch: Next year taxes will probably

go up. This means that everyone's bill will show this increase when the time comes. Denise: Tools at the pump house should be in a locked box. Recently, we purchased a special tool that we needed and in the past Baxter Lake had a tool that went missing. We need to have something in place where a person will take ownership of these tools and when someone borrows them they have to held accountable for them. Either marking or painting these tools to identify them as Baxter Lakes may be what we have to do. Butch: We should audit all our tools and not let anyone use them who isn't authorized by the campground. Don needs to gather all the tools that he needs for water on/off and lock them at the pump house, accessible to only him and Brad. **J. Motion to adjourn:** Ray. Seconded: Russ, Meeting adjourned at 12:15 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
CCE15	lot and trailer	\$20,000.00	617-924-1617
CCE16	lot and trailer and shed	\$30,000.00	617-686-4470
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



**Winter Festival
scheduled for February.
25, 2012**



Florida Luncheon February 9, 2012, 1 pm

Golden Corral, Kissimmee 1 pm.

Call Elayne (407) 957-2140 or

Norma (407) 892-2449 to confirm.



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Ronald P. Indorf

Attorney and Counsellor at Law

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On the bags of miniature candy bars it says, 'Fun Size.'
Does this mean that the regular size bars are no fun?

Thanks go out to the voting committee.

**Headed by Ralph Cataldoalong with Eva Shea, Peg Currior,
Nancy & Richie Stantial, Carol Colella and Jerry Muse**