



THE BUZZ



BLRAA.com

Edited by Ray Grace

Baxter Lake Recreation Area Association

January 2012

Next Director's meeting is March 25, 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: 1-22-12 A. Call to Order: at 10:06 AM by Deborah Sahrbeck, President.

Meeting was held at the St. Anthony's Club in Woburn, Massachusetts.

B. Directors Roll Call: Present were – Deborah Sahrbeck, Walter Cairns, Ron Mazzola, Denise Whicher, Ray Grace, Russ Osborne, Donald Williams, and Butch Boucher by phone. Mike Barrucci sick-excused.

C. Secretary's Report: Minutes submitted. Ron Mazzola makes a motion to except the Secretary's report as written, seconded by Ray, no discussion, all in favor-motion carries.

D. Treasurer / Finance Report: Denise submitted the year end report for the year 2011. Copies were passed around the Board and those in attendance. Ray makes a motion to except the Treasurers/Financial report as presented, seconded by Russ, no discussion, all in favor – motion carries. Debbie thanks those in attendance noting that we are holding our meeting at St. Anthony's Club.

E. Committee Reports: 1. Activities: Russ has done very little as way of planning for the upcoming season. He starts making his plans in February and will submit an update in our March meeting. He reports that we have a balance in our activities account of \$1532.00. Winter Festival upcoming in February, Ray will confirm date.

2. Buildings/Maintenance: Reported by Deb and Denise in Mike's absence. A) Front gates keep getting broken, cause? Not sure why, perhaps visitors. Deb has a quote from Burns Security for updating our front gates. Card reader has been fixed. Deb suggests maybe a metal bar; Ray suggests a better video system. Deb stresses that we must stop people from getting in who don't belong here. B) There was a broken pump at the pump house on Hummingbird Way. Circuit breaker was shorting out. Called Berry Electric to diagnose problem and found out the pump itself was malfunctioning. Brad was hired as a contractor, because this is not one of his regular duties. Pump was repaired for approximately \$300.00. C) Deb and Denise asked Mike Barrucci the status of the kitchens at the Lodge and Bee Hive, what we need for repairs and what the coding inspector expected of us to conform to the State of New Hampshire codes. Mike stated that he hadn't heard from Paul Carter as of yet. Deb acquired the information from Paul and forwarded it to Mike. He confirmed receiving it from Deb. Cost is going to be quite high; in the \$10,000.00 to \$20,000.00 range for both. Butch states that he has information from his employer about what is needed with substantial savings. He will forward what he has now so that we can review it prior to his return in the spring. He also knows someone who can handle all our trash in lieu of Waste Management at a much lower cost. Perhaps we can meet with him in May to discuss this. D) Still waiting for Chris Rochette and Berry Electric to give us quotes concerning the costs of the ventilation system at the well house. Chris wants to discuss what is needed with Norm Pelletier what is needed to alleviate the moisture problem. May need a dehumidifier as well as fans? Will put off project until spring. Deb is concerned about Norm's health. Butch will try to contact him.

3. By Laws/Rules: We started reviewing the modifications in the pre-meeting. We made some changes and he will re-write them and we will continue to review them until finished in future meetings. That was for the Rules and Regulations.

4. Newsletter [BUZZ]: Ray is looking for items to put in the Newsletter; either email or submit it on paper to him. He will keep it at four pages for the winter months to keep costs down. Deb wants something put in it to alert new owners to contact Allen Ryea with their information so he can change his records. Deb also would like the web site to show the telephone numbers and email addresses of the Board of Directors.

5. Roads/Grounds: Walter is uncertain what can be done around the campground until we find out where we are financially. We do have a few issues. One is the leaf dump. Campers are still dumping other trash in it and this must stop. Maybe a gate will control this, only open limited hours on weekends. Roads and grounds: a new backhoe is needed. Was able to get another year out of our old one but it's a matter of time when it will be too costly to keep it running. Special assessment? Loan? Perhaps a loan. Sell lots? Put money from the sale of lots into an escrow account and take a loan out against it and repay it back over time. Denise will speak to Allen about this issue and if we can do it legally. Walter will need about \$2700.00 at the start of the season for material to repair roads, not including the beach. He thinks that the backhoe can do this for now. He estimates that we will need \$30,000.00 to \$40,000.00 for a new machine with a snow plow on it so we can do our own plowing. Butch agrees with Walter. He knows two people interested in buying our old backhoe and dump truck. (One for each vehicle.) Should we sell green areas? We should ask the campers if we want to do this, and put the money for needed items. Walter has to locate the paperwork on it and will contact perspective buyer. More discussion concerning the needs of the campground and how we should prioritize.

6. Safety: Deb states not much happening which is a good thing. If anyone would like the quote from Burns Security, email her and she will send it. Her concern with the "un-customized version" of the quote is the number of pass cards allowed and we may need more. No break-ins have been reported. Rochester Police have stepped up their patrols in the campground, this could be why.

7. Site Control: Butch asked Walter about the snow plowing. We have a contract for the plowing for a set price no matter how much snow we get. Because of the mild winter, if we did our own plowing, we would be saving quite a bit of money. Walter agrees. Butch sent out letters to campers with different concerns, one of them being the wall that was removed on our abutters land. We will correct the problem in the spring. Discussed fund raising being done by the youth of the campground to raise money for projects for them. Mike Feola issue resolved? Yes. More discussion about Burns Security-Deb will forward information to anyone who wants it.

8. Water/Sewer: Don two issues were already discussed. The problem with the pump house and the ventilation project at the well house. The latter is being addressed and will be resolved in the spring. He's been up to the camp and few times and everything else is running smoothly.

Deb: Are you pursuing Paul Berry on giving us a quote for work that needs to be done at the well house? Yes. Deb is working with Chris Rochette for Mike. Third quote: Don is working with Brad to help him with this because it's hard to contact vendors on the weekends. Deb: we'd like an update in March so we can proceed with is project. Don: Okay.

9. Boat Docks: Ron stated not much happening because of it being off season. He will make a motion in new business concerning the boat dock committee. Walter: Can we extend the main isle of the docks further in to the lake. Not add fingers (slips), just extend what we have into deeper water. He's concerned that those slips that are close to the shore are in shallow water. Ron will investigate.

Deb addressed the issue concerning the stone wall on our abutter's land that was taken down by mistake by a camper whose property borders that land. The owner and contractor that are responsible for this error will rebuild the wall back to the owner's satisfaction.

Year End Treasurer's Report: Denise addressed the report and stated that we must reduce some of the monies spent. This year we must start putting 10% back into our reserve fund for emergencies. Last year we borrowed from this account to get us through the year, to finish building the well house, and the costs to maintain it. Also, total wages for 2011 was in excess of \$41,600.00. We have to look at how to cut costs as well as how to bring in additional funds. So far, approximately \$100.00 saved by limiting the use of the Lodge, still kind of early to tell how much we'll save for the winter. We really needed the \$250.00 increase but we'll work with what we have for now.

F. Introduction of prepared Motions to be presented for BOD approval.

None right now.

G. Motion to Open Discussion to the Floor: Walter, No discussion, Seconded: Ray, All in favor.

Mike Feola B-189 Asked about the camera at the front gate. He suggested that it be mounted on a large bolder about 40 feet high for security. He asked about the issue with the wall that was removed by mistake. The buffer zone was explained to him. He knows of someone who has a backhoe for sale. Tony Fiorello questions estimate cost of new backhoe and what size needed. Walter: we need a machine with two buckets for different sized jobs.

Jerry Albert A-60 On the fund raisers: the horse and car races were very popular this past year. Russ: Plans on having two this year. Ray: I have an idea for a fund raiser. He explained how it would work and estimated how much we would have in the end. He questioned if there would be anyone interested and it got a good response. He will research this and report back to us.

Tony Fiorello B-192-3 Trash issue. Do some research to save money, be careful not to lock into a long term contract that may automatically renew itself. Read the contract with care. Russ: some contracts automatically renews unless someone stops it. Can save a lot by shopping around for independent contractors. Tony: front gate: beware of metal gate, damage? Need crash gate? Prefers camera to identify offenders. New security plan will include these items. Tony: questions what's needed to bring kitchen and Bee Hive up to code.

Ralph Cataldo A-08-9 To raise money for the campground: maybe we should we reconsider advertising in the Buzz. Deb: would it be worthwhile to add pages? Ray explains what it entails to increase the size of the newsletter. Maybe solicit local merchants to advertise with offers? Denise: have advertisers sign up for different time frames, 6 months or 12 months? Ray will research further.

Chuck Suslowicz A-109 Security: Stickers for cars? Deb: I think we can do that. Stickers can help identify Baxter Lake vehicles. Chuck: I will investigate it further. Also, because the Rochester Police are patrolling our campground more frequent and seem to be keeping an eye on our property, maybe we should have a fund raiser and donate something in recognition of their efforts; perhaps some sort of safety item for them or their K-9 dog. Deb: Maybe we can invite those police officers that are responsible for looking out for us to our cookout on the 4th of July to honor them.

Chuck: I think our front gate should be more intimidating, maybe adding fluorescent streamers or something like that. They will fold out of the way when the gate goes up.

Sue Mazzola A-73 What is the status of the dumpsters being moved? Walter: we have the place but have met resistance from campers. Also, the area has been cleared but the road going up there is clay. When it rains it becomes slippery so the truck will have problems reaching them. New material must be down to avoid this, preferably gravel. An alternate site for the dumpsters was discussed. Perhaps where we park the backhoe. Carol Collella: Erect a stockade fence around the dumpsters where they are now to hide them? Walter: we own more area than we thought, maybe move them around to access them a different way so they won't be seen as much. Large items such as mattresses should be the responsibility of the person disposing of them to get rid of, not the campground. Put up a sign with a telephone number of a private company who will take them away for a fee. Ray: perhaps put a camera near the dumpsters to keep an eye on the dumpsters. Mike Feola: have the number of dumpsters cut down to 3 and have them emptied more often? Cost. Sue: look into a vinyl fence to hide dumpsters? Less maintenance? Cost? Walter: asked Denise if she will research the cost to have the dumpsters emptied twice a week, maybe with the reduced number of them. He would like to turn them around and erect stockade fencing.

G. Motion To Close Discussion From The Floor: Ray, Seconded: Walter, No discussion, All in favor.

Motion: Ron: The Liaison/Chairperson from the Board Of Directors must have a Committee consisting of current boat dock owners. They will be elected by the owners of the docks to the positions of: Vice Chairperson, Secretary, and Maintenance Coordinator with full voting privileges. The Liaison/Chairperson and Treasurer do not have any voting privileges concerning boat dock business. Seconded: Denise. No discussion. Vote: All in favor.

H. Old Business: Cover on thermostat in men's room at the Pavilion was missing and has been replaced. Russ and Don: would like to build a storage area under the basement steps at the Lodge. Deb: before March meeting could you draw up plans and an estimate of what the cost will be. Russ and Don: yes. Downstairs office at the Lodge. Brad, under his employment with the campground, will start installing the wall studs and will do this in stages as our funds permit. Ron: would like to see this room as a Board Directors room with a conference table, we could have our pre-meeting there and charts on the wall for yearly planning. Heat may be an issue in the winter. Butch: he and his son will do some work down there. His son will repair the heat and he would like to enlarge the inner existing office. They will do this work with donated lumber. The changes would be: eliminating the downstairs bathroom making it into a storage area for cleaning supplies and moving out the wall for the inner office to be in line with the existing bathroom wall. The remaining room will be the Directors room. Don will meet with Brad to show him what needs to be done. Brad can stud all the walls but not close them in.

I. New Business:

Have a Spring Dance at St. Anthony's Club in March. Ron and Deb will work with Tony Fiorello planning it. Much discussion about date and menu. The date is set at: March 31st. Tony will submit a menu and cost to Deb.

J. Motion to adjourn: Denise. Seconded: Russ. No discussion. Vote: All in favor. Meeting adjourned at 12:22 PM

Respectfully submitted: Ronald Mazzola

Secretary, B.L.R.A.A.

**Bater Lake Recreation Association - Treasurers Report:
Year End 2011 submitted by Treasurer Denise Whicher**

| GENERAL FUND | | 2011 | 2010 |
|--|--|----------------------|----------------------|
| Cash Balance - January 1 | | \$ 20,281.09 | \$ 14,725.12 |
| Receipts: | | | |
| Annual Dues | | \$ 145,202.16 | \$ 142,385.45 |
| Loan Repayments - Capital Fund (Net) | | 43,545.38 | 48.48 |
| Member Reimbursements for Legal & Collection Fees | | 4,572.98 | 1,715.47 |
| Interest Income - Late Payments | | 4,464.75 | 3,108.87 |
| Statement (Rebilling) Charges | | 3,338.42 | 2,682.55 |
| Loan Repayments - Special Assessments Fund | | - | 2,285.01 |
| Raffle Income - 2011 Dues | | - | 648.00 |
| Fines | | 618.35 | 522.00 |
| Gate Card Fees | | 575.00 | 375.00 |
| Equipment Rental - Boat Dock Committee | | - | 300.00 |
| "Buzz" Advertising - Attorney Indorf | | 350.00 | 250.00 |
| Donations - General Fund | | 148.40 | 16.12 |
| Vehicle/OHRV Sticker Sales | | 102.00 | 126.00 |
| Member Advance Payments for 2012 | | 100.00 | - |
| Bad Check Fees Collected | | 50.00 | 150.00 |
| Insurance Reimbursement - Boat Dock Committee | | 40.00 | 76.00 |
| Interest Income - Checking & Money Market | | 27.18 | 48.95 |
| Other Income | | 5.00 | 0.44 |
| Adjustment for 2011 Dues & Assessments Paid in Advance (Net) | | (1,589.63) | 1,589.63 |
| Total Receipts | | \$ 201,549.99 | \$ 156,327.97 |
| Disbursements: | | | |
| Water & Sewer Maintenance: | | | |
| Materials & Supplies | | 10,299.13 | 2,386.28 |
| Wages, P/R Taxes & W/C Ins. | | 10,269.53 | 2,578.81 |
| Contracts & Testing | | 9,417.53 | 13,953.86 |
| Propane - Well House & Booster Pump | | 1,675.71 | (215.33) |
| Telephone & Internet | | 1,456.99 | 643.06 |
| Total Water & Sewer Maintenance | | 33,118.89 | 19,346.68 |
| Grounds Maintenance: | | | |
| Wages, P/R Taxes & W/C Insurance | | 16,216.37 | 10,196.55 |
| Materials & Supplies | | 3,834.59 | 3,605.53 |
| Contracts - Tree Removal | | 5,750.00 | 3,580.00 |
| Equipment Rental | | 1,200.00 | - |
| Contracts - Other | | 180.00 | 202.50 |
| Contracts - Water Jetting (Culverts) | | - | 625.00 |
| Total Grounds Maintenance | | 27,180.96 | 18,209.58 |
| Road Maintenance: | | | |
| Contracts | | 9,000.00 | 8,858.00 |
| Wages, P/R Taxes & W/C Ins. | | 6,450.00 | 4,434.76 |
| Materials & Supplies | | 3,774.19 | 4,009.34 |
| Total Road Maintenance | | 19,224.19 | 17,302.10 |
| Building Maintenance: | | | |
| Wages, P/R Taxes & W/C Ins. | | 6,685.17 | 5,261.72 |
| Contracts | | 4,191.63 | 87.00 |
| Supplies | | 1,655.60 | 725.54 |
| Total Building Maintenance | | 12,532.40 | 6,074.26 |
| Equipment Expenses: | | | |
| Fuel, Parts & Supplies | | 4,190.86 | 3,150.02 |
| Contracts - Repairs & Maintenance | | 4,101.66 | 909.52 |
| Wages, P/R Taxes & W/C Ins. | | 1,842.87 | 877.58 |
| Total Equipment Expense | | 10,135.39 | 4,937.12 |
| Gate Expenses: | | | |
| Contracts | | 1,039.50 | 2,035.69 |
| Telephone Line | | 281.32 | 373.29 |
| Wages, P/R Taxes & W/C Ins. | | 213.95 | - |
| Operating Supplies | | 395.88 | - |
| Total Gate Expenses | | 1,930.65 | 2,408.98 |

| | 2011 | 2010 |
|--|----------------------|----------------------|
| Security: | | |
| Wages, P/R Taxes & W/C Ins. | - | 3,301.28 |
| Contracts | - | 209.99 |
| Total Security | - | 3,511.27 |
| Other Expenses: | | |
| Accounting | 22,169.85 | 21,643.52 |
| Electricity | 19,375.91 | 16,928.26 |
| Trash Removal | 10,408.67 | 13,393.16 |
| Insurance - Property & Umbrella | 10,245.34 | 3,494.66 |
| Legal Fees | 6,534.30 | 4,132.27 |
| Propane (Lodge & Pavilion) | 3,180.18 | 3,545.45 |
| Newsletter Expenses | 2,577.04 | 1,918.76 |
| Transfer to Activities Fund | 2,000.00 | 2,000.00 |
| Office Supplies & Postage | 1,704.42 | 1,926.61 |
| Cable TV & Internet Service | 1,106.86 | 1,077.40 |
| Ballot & Election Expenses | 841.93 | - |
| Secretary & Other Meeting Expenses | 588.25 | 1,084.76 |
| Sympathy & Get Well Flowers, Cards | 492.05 | 186.45 |
| Cash Gifts for Volunteers (8) | 400.00 | - |
| Food & Beverage for Volunteers | 222.18 | - |
| Casual Labor for File Organization | 195.00 | - |
| Site Committee Supplies | 191.97 | 86.34 |
| State Excise Taxes | 65.00 | 556.00 |
| Safety Committee Supplies | 34.47 | 37.75 |
| Miscellaneous Other | 331.65 | 311.03 |
| Transfer to Special Assessments Fund (to cover shortfall) | - | 288.09 |
| Refundable Security Deposits - Lodge & Pavilion Water Heaters | 50.00 | 140.00 |
| Transfers to Capital Improv's Fund (Post & Rail Project) | - | 1,190.79 |
| Used Pool Table, Air Hockey, Basketball Game & Supplies | - | 840.71 |
| Adjustment for Estimated Workers Comp Insurance Payable for water systems improvements not yet paid. (2009 & 2010) | - | 4,200.00 |
| Total Disbursements | \$ 186,837.55 | \$ 150,772.00 |
| Excess (Deficit) of Receipts over Disbursements | \$ 14,712.44 | \$ 5,555.97 |
| Cash Balance - December 31 | \$ 34,993.53 | \$ 20,281.09 |

| | 2011 | 2010 |
|--|---------------------|---------------------|
| Cash Balance Consists of: | | |
| Regular Checking - Citizens Bank | \$ 13,677.24 | \$ 6,237.24 |
| Savings - Citizens Money Market | 20,944.23 | 13,366.78 |
| Petty Cash - Newsletter (Ray Grace) | 200.00 | 200.00 |
| Petty Cash - Grounds (Walter Cairns) | 106.79 | 250.00 |
| Petty Cash - Building Maintenance (John Cutillo) | 65.27 | 194.10 |
| Petty Cash - Secretary (John McSheehan) | - | 32.97 |
| Cash Balance - December 31 | \$ 34,993.53 | \$ 20,281.09 |



Leaf Dump

The leaf dump is for leaves only.
No construction material allowed.



Only usual weekly **campground refuse** is to be deposited in the dumpsters. It is the responsibility of the Association member to remove his/her personal scrap items (mattresses, refrigerators, tables, building materials, etc.) from the Campground. Leaves and tree limbs are to be disposed of in areas designated by the B.O.D Remove leaves from plastic bags or other containers.

No Meeting in February

When your lot is sold

Please notify Allen Ryea of the new owners information.

To help cut cost of mailing the BUZZ

Please send me your email address and we can remove you from the snail mail list. It cost us \$1.62 to print and mail each BUZZ.



**Winter Festival
February. 25, 2012
8 am to 4pm**



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 | \$20K | 617-924-1617 |
| CCE16 | lot and trailer and shed | \$30K | 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 |
| CCE 40 | Trailer, 3 room unfinished addition | \$20K firm | 781-640-0754 |

BLRAA Directors 2012 - 2013

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Donad Williams - Water/Sewer

Why would there be a key to happiness? Isn't the door always open?

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