



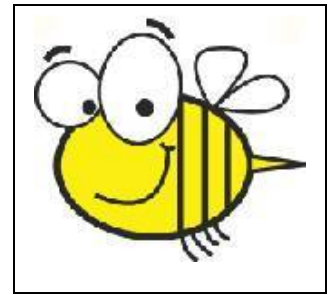
The Buzz

Baxter Lake Recreation Area Association

April 2008

Website: <http://www.angelfire.com/nh/blraa/blraa.html>

Published by Julie A. Dickson, Secretary



THE WATER IS ON

BEACH CLEAN UP DAY – VOLUNTEERS NEEDED

Saturday, May 18th 10:00-12:00 - Meet at the Beach
See Merrick Teague

More Tentative Activities Being Scheduled:

Watch for activities schedule in the May BUZZ

- Pancake Breakfast
- Kid's Crafts: July 26th, Aug 9th, Aug 23rd with Tanya
- Native American Demonstration
- Kid's candy bingo
- Adult Game Nights
- Ice Cream Social
 - Deli Night
- Family Movie Night
 - Steak Dinner
 - Live Band
 - Octoberfest

DJ Danny Titus
Memorial Day Weekend
Kick off the 2008 Season!
-Music, Dancing and Fun-
At the Lodge
Sat, May 24th
7:00-11:00



ACTIVITIES 2008

[Watch for Schedule next Month]

- Sat May 24th – **DJ Danny Titus** 7pm Lodge
- Fri pm Adult **Bingo** starts June 20th at 730pm – lodge
- Sat am **Adult Crafts** – Lodge 10am starts June 21st
- Sat June 28th **Family Movie Night** [free popcorn] TBA at the Pavilion 7pm
- Fri am **Golf** starts July 4th – Meet at lodge 730am – all levels
- Fri July 4th – **Golf Cart Parade** 11:00am meet at lodge for judging
- Fri July 4th **Family Day Games** – Beach 1pm- **BBQ** – **DJ Johnny**
- Sat July 5th **Beach Bonfire** 7pm with **DJ Danny Titus**
- Sat July 19th **Night at the Races**- Pavilion
- Sat Aug 2 – **Penny Sale** – Lodge
- Sat Aug 30th **Night at the Races**- Pavilion

****More Activities to Be Announced Soon****
VOLUNTEERS NEEDED- Contact Phil

BOARD OF DIRECTORS

Rob DeMayo- President

Co-Chair Site Control.

Co-Chair Water/Sewer

508 641-5554

robdemayo@yahoo.com

Glen Fredericks- Vice President

Vice-Chair Activities

978-265-2112

glenf@comcast.net

Julie Dickson- Secretary

Newsletter BUZZ Editor

Gate Cards

603 770-7998

jdickson55@yahoo.com

Steve Mentzer – Treasurer

Home: 508-829-2957

Camp: 603-332-9103

samentzer42@charter.net

Phil Appleton-Chair Activities

Bathroom Keys

603 509-0386

philrappleton@yahoo.com

Bob Baker- Chair Finance/By Laws

Co-Chair Water/Sewer

Asst Chair: Activities

Gate Cards/ Gate Vendor Liaison

Golf Cart Registrations

781 582-2304

617 548-8621

bobbybaker@yahoo.com

Ray Grace- Chair: Safety

603 889-5327

rgrace44@msn.com

John Jensen – Chair Bldg/Maint.

Golf Cart Registrations

Bathroom Keys

603 330-3934

queue64@hotmail.com

Merrick Teague – Chair Roads/Grounds

Co-chair: Site Control

Cell: 978-994-8070

Camp: 603-335-4890

merrickteaguesr@yahoo.com

Present: Rob DeMayo, Glen Fredericks, Steve Mentzer, Julie Dickson

Bob Baker, Phil Appleton, John Jensen, Ray Grace, Merrick Teague

Call to Order 10:03 am by Rob DeMayo

Secretary's Report: Motion to accept as distributed [Julie], 2nd [Glen], motion carried.

Treasurer's Report: Motion to accept as distributed [Steve], 2nd [Julie], motion carried.

Committee Reports:

- **Activities:** Phil announced Dan Titus for Memorial Weekend and schedule is coming together. Some activities will be posted in the BUZZ. Phil asked whether Merrick had purchased the 3 propane tanks. Merrick will get them at Sam's Club soon.
- **Building/Maintenance:** John reported that inside lodge bathroom doors were cut down 2 inches to increase air flow. He has received one bid on lodge fascia boards so far. The PA system amp was replaced for \$199. [old one was 15 yrs old] John will break down the winter wall in the lodge soon. In new business, John will discuss Pavilion damage from snow. John noted the pavilion shower heads will be replaced soon.
- **Finance/ByLaws/Rules:** Bob stated nothing to report.
- **Newsletter [BUZZ]:** Julie requested submissions to the BUZZ. Rob provided a disk with photos of culvert work.
- **Roads/Grounds:** Merrick reported that due to flooding on A15, on April 13th a contractor dug up and replaced a section of culvert. On April 20th several trees were removed between Marron/Halstead in the culvert. On April 22nd a contractor did work in the culvert. At B148 an open culvert was replaced with a closed pipe in pipe with cleanout [12"] to alleviate problems there with rocks in the culvert, after cleaning the open culvert once, someone put rocks into it by the next day. Merrick plans road grading soon. [Charlie has already done some grading] John asked whether better fill/reclaim has improved roads. Merrick stated less wash outs so far.
- **Safety:** Ray will discuss under unfinished business.
- **Site Control:** Rob reported 3 permits: CCV27- replace RV, CCW3- replacing leaking window, B121- Stone on lot.
- **Water/Sewer:** Bob reported several hydrants were replaced at A6, A15, A18 and B 45. The water main at CCV47 was replaced. The Water is on [as of Sunday 20th]
- **Motion to open discussion from the Floor [Rob], 2nd [John], motion carried.**
- **Tom Page:** Stated that Rob had requested that he sign his complaint letter, which he did, but that the letter he received from the board was unsigned. Rob signed a copy of the letter for him. Julie was asked to read the letter sent to Tom Page. Tom cited Point of Order, asking where in the bylaws it was written that the board would not hear a complaint. Directors replied that they heard the complaint sent by email to Rob, at the January meeting, forwarded the letter to Attny Indorf. The reply from Indorf was read at the March meeting, after which the BOD drafted the letter sent to Tom Page. Tom wanted to read his complaint letter. Rob suggested that he confer with his attny regarding his letter. Directors reiterated that the complaints were heard, but that since some accusations were criminal in nature, that the matter was sent to the attorney. Directors noted that some issues brought by members are better handled by police or attorney when the nature is criminal. It was noted that the board could not address criminal accusations without legal advice. Directors stated that under advice from Attny Indorf, the board preferred that any further action come from Tom's attny. Tom stated his preference was not to hire an attny, and also mentioned his complaint against our attny. Again, Rob asked Tom to speak to his attorney, and the board requested no further discussion on the matter.
- **Ralph Cataldo:** Requested to add Golf Hackers to the activities schedule starting July 4th weekend, Fridays 730 am, all levels, meet at the lodge.
- **Angie Villandry:** Asked on what date rocks were thrown into the B148 culvert and whether kids were around. Merrick replied that he didn't see who put the rocks there.
- **Eva Shea:** Requested no grading on Hummingbird Lane due to water lines being too close to the surface of the road. Merrick replied that no grading was planned there.
- **John Jensen:** Stated that upon request from Eva that Carbon Monoxide detectors would be installed at the lodge. Directors suggested one in the cellar, one upstairs. Ray noted that Carbon monoxide is registered at floor level.
- **Motion to reconvene meeting [Rob], 2nd [Ray], motion carried.**

Unfinished Business:

- **Engineer for Water Project:** Bob reported having contacted Granite State Rural Water Association, who is part of a national association. They have circuit writers, and he spoke to Donny Boynton, who is a water specialist. With a membership to the association, training on water is available. [e.g. batch chlorination] Bob verified for Ray that both Filtering and Pressure were to be addressed. Bob stated at Julie's question that he had not contacted NH Soil for a referral, since they are not water specialists.
- **Site Rules Revisions:** Bob stated no update. [Bob later noted at Julie's question that the rules would be ready for board review/vote at the May meeting]
- **Drainage/Culvert Project:** as stated in committee report, Merrick reported that due to flooding on A15, on April 13th a contractor dug up and replaced a section of culvert. Merrick reported further detail that the two 18" pipes at A15 had been connected with a 12" pipe. Rob noted that the smaller pipe had been plugged by branches, which caught leaves, and that section of pipe was collapsed. That pipe had been installed in 2001. A new 18" section was added with clean out. Barrington Septic performed excavation and pipe work. It was identified that a barrel type cleanout between A65 and A14 needs to be replaced by a concrete cleanout. On April 20th several trees were removed between Marron/Halstead in the culvert/road common area to allow access by excavator. On April 22nd a contractor did work in the culvert, widening the culvert to 6ft, and deepening it to 3 ft, and also removing a rock, laying potato rocks. Merrick had Julie read the letter from Marron's attorney and requested she write a letter to the attorney, stating what work had been performed. Julie will get dates and details from Merrick following the meeting.
- **PA System update:** John reported that \$199 was spent to replace the broken PA unit, which was 15 yrs old. Repairs would have cost 2/3 cost of replacement. John suggests that future boards take the equipment into the lodge cellar or heated room for the winter, since unheated areas are not conducive to electronic equipment.
- **Hydro seed Bids:** Merrick/Bob. Merrick stated a bid received for \$3125, but that unless water was available, the grass would not grow. Julie recalled that Larry Fitzpatrick offered water access from his line to the hill. Some directors felt it would take pressure from the camp. Other directors suggested running water at night for the grass. Irrigation, cisterns, and water tanks were discussed, as well as the Boulder Hill pump station. Director suggested filling a tank at night to use during the day. No resolution was reached.
- **Site Arrears:** Steve reported the total amount of arrears as of April 1, 2008 is just over \$30,000. Of those in arrears, 7 sites (Site #'s B-132, CCV-028, A-053, A-041, A-043 B-160, A-108) have had an amount in excess of \$500.00 in arrears over 150 days. Of those 7, two sites are making scheduled payments, three have been referred to our attorney for collection, two have been sent certified letters one of which was returned unclaimed. Steve asked Julie to verify the address for the returned letter.

- Gate Repair/Replacement Update: Glen asked for the installation date. Julie replied she thought 2002. Merrick noted that the underground sensors were replaced last year. Glen discussed repair vs. replacement in that a complete replacement of the gate would require a membership vote and he preferred not waiting until annual meeting; where repairing certain components of the system would not require a vote. Glen stated that the members had requested an automatic out gate. He noted that a new gate system might cost \$4-6000. [Steve noted that waiting until July would not be necessary.] Replacing the mechanical gate box mechanisms may cost \$1500 each. Directors discussed whether spending money on repairs would eventually have to be spent again in replacement of the entire system. Glen noted that the out gate had damaged his truck roof by coming down. John noted that the in gate was going up and down repeatedly on his way in. Some directors were in favor of turning off the gate until repairs were made, to avoid more damage to vehicles. Ray noted that privacy was a concern for members, but that damage was a safety issue and advised shutting the gate off. Glen and John expressed concern that no gate would mean that unauthorized persons would use the beach, presenting liability issues. Bob asked whether mechanisms being replaced would later prevent us replacing the current gate security company. Julie asked for clarification that the gate [mechanical] components were not the whole system, and that the system computer, card generation could be separated from mechanics. Glen confirmed this. Directors agreed that repairing the gate mechanical arms is necessary. John said discussions had been taking place on the gate for months. Bob was asked to contact the security company in Peabody for gate maintenance/adjustment, assessment of mechanisms. Directors did suggest the gates being turned off if needed, for the short-term to prevent vehicle damage. Julie noted that if a vote is needed from members, that 30 days written notice after a proposal was accepted by the board, followed by ballots sent, a special mtg to vote live would be needed, but is not limited to annual meeting in July. Rob allowed Ralph to ask a question about gate cards, that we still do not have control over cards. This was confirmed for past cards. All cards since 2005 issued have been recorded. Glen stated that new Actuator devices have battery backup, opening the gates automatically in the case of power outages. Glen noted that a monthly fee is paid to the Peabody company, as well as a phone line. Steve confirmed that maintenance/repairs are not included in monthly fees. Ray volunteered to watch the gate repairs if he is available.
- Gas Tanks for Grills: Merrick confirmed he would purchase grill tanks at Sam's Club.
- New Sign at Gate: Rob stated a delay due to culvert project, but that the new director's sign would be installed in about a week.

New Business:

- Pavilion Issue- John stated that the west side of the pavilion cement floor cracked the length of the building about 2 ft in, and that the trusses metal plates [3-4 of them] popped, from the weight of the snow. The floor settled and cracked. The insurance company was contacted, an adjuster sent to assess damage, who said due to no footings on lolly columns, may not be covered. Steve stated that he received documentation from the insurance company that the damage amount was set at \$1045.42, and that \$545.42 would be paid, after \$500 deductible. John was asked to get bids for repairs. Rob and John confirmed that the pavilion is still usable and not dangerous.
- Question regarding delinquencies- Ralph Cataldo had asked the board to discuss publishing names and/or site #'s in the BUZZ of those members in arrears. Julie asked why this had been discontinued, before she was on the board. No one recalled the exact reason or date. Steve noted that names/sites # used to be posted at the gate by Don Brickett years ago, but when Steve became responsible for it there were significant problems with records and timing and getting cards turned on and off. At that time the Board decided not to post names but address delinquencies when the amount in arrears became greater than \$500.00 per site for a period of over 150 days. Motion was made [Steve] to post site #'s in the newsletter after each board meeting, 2nd [Merrick], motion carried.
- Internet Issue: John reported that they are plagued with internet issues at the lodge, with the service only working intermittently. He noted that he, Ray and Bob had all worked on this, that Metrocast had been called many times, that wires from pole to building had been replaced, that the modem and router are power-cycled often resulting in resumed service temporarily. No one is certain whether the problem is with service, access point, or router. Julie asked if there were other options for internet access, Angie [through Rob] suggested VIOS] Julie noted that DSL was not available in the area. The original intention was for the lodge to be an "internet café", providing signal in the bldg and at the outer perimeter. John proposed to have an "expert" in wireless consulted to assess the components/issues and advise. Motion [John] to find an expert, at a fee not to exceed \$200 to consult on the wireless internet, 2nd [Phil], motion carried. Julie offered to John to contact a couple of IS coworkers to help locate a technician.
- Security Guard: Ray got a quote from last year's security company. The rate would be \$18 hour, same as last yr. Rob asked Ray to get two more bids. Ray asked the board for what hours would need coverage, being as last summer was Fri 6pm-2am Sat, Sat noon- Sun 2am, and a few extra hours on holiday Sundays. Directors stated that 8pm Fri might be better, and a later start on Sat. Julie asked what the minimum shift would be for security companies to agree to [e.g. 4 hours? 6 hours?] Directors discussed issues that were addressed. Rob noted that the two guards from last yr, they had received complaints on. Ray will follow up.
- Security golf cart: Ray will contact New England Golf Cart, working with Dick Peake. Concern was brought up that the battery kept dying last yr.
- Gate Cards: Ray asked about the supply for summer. Julie stated having 11 left, Rob has 6 left, Bob Baker has some. Julie stated knowledge that many defective cards will be turned in, and suggested Bob order a supply of 50 for the season. Bob will call to order.
- Street Signs: Ray inquired about materials/funding for street signs. Ray will get some prices on wood for signs. Directors noted that there are some signs in the lodge cellar.
- Horses for Race: Ray showed the horse built for the race, and noted that Mary Scott volunteered to paint faces on horses.
- Playground equipment: Rob asked the status of purchasing a playground apparatus. It was noted that the \$1175 last yr was not spent on fencing. Merrick and Rob stated getting info from Swings n' Things, pricing from Sam's Club. Some directors wanted to wait until next mtg. Julie noted that if possible, having installed by Memorial Wkend would be good. Motion [Julie] to purchase playground apparatus not to exceed \$1999.99, 2nd Ray, motion carried. Fundraising to offset a portion of cost was discussed by directors, including horse race, penny sale, auction, raffles. Merrick to purchase equipment.
- Eliminator Line of Credit: Rob stated that Eliminator offers 20% off pipe purchases, and installation through Barrington Septic can be coordinated for pipe repairs/replacement. Motion for \$2000 credit line [Merrick], 2nd [Steve], motion carried. An credit application was completed, Rob to guarantee, not to exceed \$2000.
- John Jensen thanked Merrick: for his time in volunteering on the backhoe to put the boat docks in. He also thanked Rob for his assistance, and noted that turn out of boat dock owners was low.
- Rental Camp?: Anyone knowing of a camp for rent this summer [site with trailer], please notify Goodberry's.

Motion to Adjourn [John], 2nd [Glen], motion carried.

The meeting adjourned at 12:15pm.

*Respectfully submitted,
Julie Dickson, Secretary*

**NEXT BOARD OF DIRECTORS MEETING
SUNDAY, MAY 25TH 10:00 AM AT THE LODGE**

**ANY RV, TRAILER OR OTHER VEHICLE left in the holding area over
24 hours MUST have a permit from the Site Committee.
Please contact Rob DeMayo if you need a permit for the holding area!**

**NO Boat Trailers, Motor Cycle Trailers, Utility Trailers
may be parked in ANY common areas/green areas –
See Rob for proper storage of these trailers!**

BLRAA Treasurer's Report 03/31/2008

Steve Mentzer, Treasurer

Expenses	<u>Jan - Mar 08</u>
5010-1 · Accounting	\$4,873.90
5020-1 · Bank Charges-General Fund	\$0.75
5020-4 · Bank Charges-Activities	\$0.25
5022-1 · Cable TV Service	\$79.36
5023-1 · Internet Service	\$267.50
5030-1 · Electricity	\$2,218.77
5038-5 · Interest Expense	\$2,594.56
5040-1 · Legal	\$1,121.05
5050-1 · Miscellaneous - Exempt	\$75.00
5060-1 · Newsletter & Sect'y Expenses	\$342.88
5065-1 · Office Supplies	\$2.93
5075-1 · Postage	\$259.42
5080-1 · Propane	\$1,870.94
5095-1 · Telephone - Payphone	\$0.00
5105-1 · Transfer(s) to Capital Fund	\$9,565.09
Total 5210 · Bath & Shower Repairs & Maint.*	\$818.63
Total 5310 · Building Repairs & Maint.*	\$542.01
Total 5410 · Equipment Repairs & Maint.*	\$2,587.15
Total 5480 · Gate Repairs & Maint.*	\$424.79
Total 5510 · Grounds Repairs & Maint.*	(\$689.72)
Total 5610 · Road Repairs & Maint.*	\$6,978.43
Total 5710 · Sewer Repairs & Maint.*	\$145.06
Total 5810 · Water System Repairs & Maint.*	\$1,687.51
Total 5910 · Safety Expenses*	
Total 6010 · Site Expenses*	\$45.81
Total 6400 · Activities Expenses*	\$297.00
7067-1 · NH Business Enterprise Tax	\$366.00
7070-2 · Depreciation Expense	\$12,015.00
7080-2 · Amortization	\$65.25
Total Expense	<u>\$48,555.32</u>

SITES IN ARREARS AS OF APRIL 27, 2008

The following sites are in arrears on Dues, Taxes, Assessments and /or fines by an amount of \$500.00 or more which is overdue by more than 150 days:

- B-132
- CCV-028
- A-053
- A-041
- A-043
- B-160
- A-108

Appropriate action as provided under the By-laws and Covenants is being taken collect these overdue amounts.

Please send all Payments directly to
Allen Ryea, CPA
 210 Ten Rod Road, Rochester, NH 03867

Please send all Change of Addresses
to Allen Ryea
 And notify him of any sale of sites

BLRAA Treasurer's Report 03/31/2008

Steve Mentzer, Treasurer

Income	<u>Jan - Mar 08</u>
Membership Dues	47,825.43
Assessments - Property	
Taxes	32,977.40
2005 Special W&S Assessment	0.00
2006 Special W&S Assessment	0.00
2006 Leachfield Assessments	720.00
2007 Leachfield Assessments	2,131.29
2008 Leachfield Assessments	21,969.57
Statement Fees	590.92
Gifts & Donations - Other	0.00
Interest Income - Gen Fund	229.00
Interest Income - Capital Fund	131.15
Interest Income - R/E Tax Fund	75.99
Interest Income - Activities	0.37
Interest Inc. - Late Payments	1,344.76
Shower Meters	56.00
Other Income - Non Exempt	30.00
Legal Fees Reimbursement	36.36
Transfer(s) from G/Fund (Capital)	9,565.09
Total Income	<u>117,683.33</u>

CHILDREN under 12 YEARS of age
 May NOT drive a golf cart, unless
 with an adult over 18

Golf Cart Drivers must be over 18 or
 have a driver's license after Dark.

Please follow all Stop Signs and Rules
 of the Road while on Golf Carts!

1c 1c 1c 1c 1c 1c Penny Sale
 Please save SMALL coffee cans
 for the **PENNY SALE** on August
 2nd **Donations** for the Penny
 Sale and cans may be brought
 to site A26 (Elaine Goodberry)
 or site A87 (Denise Whicher)
 starting in June

**Thank you to
 John Colella
 for repairing/rebuilding the
 fence at the front entrance that
 was damaged by snow**

The Bathrooms are LOCKED
 In order to discourage vandalism, the
 lodge and pavilion
 bathroom doors
 are locked.

Need a bathroom key?
 Please see
 Phil Appleton or Paul/John Jensen
 \$1.00 per key

DOG OWNERS –

ALL DOGS must be tied up on your site, and leashed within the campground.
 NO DOGS are allowed on the BEACH at any time.
 Water Access for dogs is to the right of the boat shed ONLY, Please!

FREE! 35ft Nomad Trailer
Needs Hot Water Heater
[Front end roof leaked]
Nicole 781-585-0261



- For water/sewer issues that need attention, please notify Bob Baker/ Rob DeMayo
- For roads/grounds issues, please notify Merrick Teague
- For any buildings issues, please contact John Jensen

Gate Cards
Replacement Gate Cards are available from Bob Baker or Julie Dickson [Please turn in defective cards]

Additional Gate Card [limit 3 per site] purchase price \$25.00

BLRAA
Speed Limit
for ALL Vehicles
5 MPH

PLEASE NOTE: BLRAA members are requested to CALL Allen Ryea before approaching his home/office in person.
Allen Ryea is the BLRAA accountant, but he is not available 24/7.
Please call him at 603-335-3500 to determine his availability before going to his office.
Your cooperation is appreciated.

Thanks to James Pennino for assisting Charlie Scott in picking up marker posts after the snow melted!

Thanks to Mike Pennino for plowing walkways during the winter, and also for repairing the frame/door of the backhoe.

Site Alteration Permit Applications

Saturdays 9-12 lodge or call Rob
Permits are needed for tree removal, RV replacements, additions, decks, gravel etc.

PLEASE DO NOT USE THE 99 FOUR ROD RD ADDRESS FOR PERSONAL MAIL.

WE WILL MARK "RETURN TO SENDER" AND CANNOT GUARANTEE FORWARDING TO THE PROPER ADDRESS.

Reminder to all site owners: BLRAA is NOT a permanent address and may not be used as such. All site owners **MUST** have a permanent residence, not just a PO Box



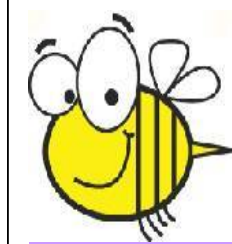
Volunteers Needed

Anyone who wishes to volunteer for Site Control Committee for the 2008 season, please contact Robert DeMayo



FOR SALE
15,000 BTU Carrier Roof Top Air Conditioner- Used one season. Includes Inside Control Unit
Price: \$450.00
Call: Steve Mentzer @ 508-736-1254

Two pics above-
Culvert Work on Middle Way
April 2008



For Sale:
1998 14' Starcraft w/ 25 hp Mercury and trailer excellent condition and well maintained.
\$3,500.00 or B.O.
call Carol 617-797-0787

Two pics above-
New Culvert and clean out between A14, A15
April 2008