



**Present:** Rob DeMayo, Steve Mentzer, Julie Dickson

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

**Excused:** Glen Fredericks

**Call to Order** 10:08 am by Rob DeMayo

**Secretary's Report:** Motion to accept as distributed [Julie], 2<sup>nd</sup> [Ray/Bob], motion carried.

**Treasurer's Report:** Motion to accept as distributed [Steve], 2<sup>nd</sup> [Bob], motion carried.

### **Committee Reports:**

- **Activities:** Phil reported that he is finalizing the schedule. He will post activities in the BUZZ. He noted the **July 4<sup>th</sup> Golf Cart Parade**, and 2pm **Ice Cream Social** at the Beach. [**\$2.00 each**] **Family Day** will be **July 5<sup>th</sup>** [11:00am] and **BBQ** at the beach [1pm]. Johnny to MC the games. **DJ Danny Titus** and **Beach Bonfire** at 7pm.
- **Building/Maintenance:** John reported once golf carts are out, the pavilion will be cleaned. Carbon Monoxide/gas detectors will be installed at the lodge on Monday. Paint was purchased for the lodge deck/stairs and will be painted soon. The left shower in the lodge men's room shower curtain has been left open and the floor needed caulking. Other patch/repairs projects in progress.
- **Finance/ByLaws/Rules:** Bob stated nothing to report.
- **Newsletter [BUZZ]:** Julie requested submissions to the BUZZ. Regular announcements for the season are included. Ray asked for some rules to be stated, such as helmets on children [bikes, ATV's, etc], and that new people need to know the rules.
- **Roads/Grounds:** Merrick is grading the roads, roughest areas first. He stated that the drainage/culvert project has resulted in no washouts. He spread 4 loads of sand on the beach, and is expecting another 4 loads. Needs to put in swim area ropes soon.
- **Safety:** Ray reported 1 bid received for security, and that NE Security did not respond. Ray also asked for a phone number for Dick Peake, in order to reach NE Golf Carts.
- **Site Control:** Rob reported 10 site alteration permits: B198 10x14 manuf patio rm/deck, A31 New RV, A86 Platform, B136 Replace RV, CCV44 Metal Roof, A38 Portable Dog Pen, B211 Replace Addition, CCV48 Replace Addition, A63-64 Snow Damage- roof/wall, A61 Snow Damage- roof over. Full time and/or part time volunteers for site control committee are needed. Meet Sat 10:00am at the lodge, or see Rob. Dead tree removal- see Rob.
- **Water/Sewer:** Bob reported a pump failure resulted in a replaced check valve [\$2000] He will discuss water project in unfinished business.
- **Motion to open discussion from the Floor [Julie], 2<sup>nd</sup> [Merrick], motion carried.**
- **Tom Page:** Asked the board whether the internet issues can be resolved by contacting the company who installed it. John responded that after a consulting network expert fixed the internet connection, they covered the modem with a crate/sign. By Sat pm, they discovered a member had moved/reset the modem. John asked for members NOT to reset the modem. Resetting results in factory default, and exacerbates the issues.
- **Helen Carroll A 62:** Stated the day before speaking to a new member who planned to buy a boat and tie it up on the shore. Wanted to know if new owners are given rules. Julie stated rules are available in the outer lodge box, and that she emails links to rules/bylaws/covenants to new members, and those selling, including realtors. Unfortunately, some owners do not see the rules prior to purchase.
- **Bob Hatch A30:** Asked whether more boat docks were possible. Directors responded that we have insufficient lake frontage for the state to allow more docks.
- **Walter Cairns A22:** Noted that the speed on the main road is excessive. Ray asked him/all members to write violation forms. Julie noted that utility trucks often go too fast as well. Any member can point out the speed limit to drivers. Violation forms are available at the lodge, and can be placed in the mail slot, or given to Ray Grace.
- **Walter Cairns A22:** Stated that he spoke to Charlie about water pressure being low. Directors stated that pressure was better early am, between 230-530am, and that due to hosing the road, washing boats/cars, watering plants that some members are aggravating the problem.
- **Bob Baker:** stated that water quality/pressure would be addressed by the project; he estimates the cost will be \$30,000-40,000. Since almost ¾ million dollars was spent on the septic system, he feels that water contaminated with iron/minerals will damage the leach field. He supports improved water quality/pressure and will discuss at annual meeting. Steve asked whether bids for a water engineer were being sought; Bob responded it is in-progress.
- **Angie Villandry A67-68:** Asked whether children will be allowed to volunteer at the Beehive snack bar. Phil will look into any age constraints and follow up with Angie. Angie also asked whether the water project can be included on the election ballot.
- **Brian Farese A15:** Thanked the board for repairs made to his site drainage; repairing the "river". He also thanked Julie for the email communications.
- **The board was asked** for an update on the registered sex offender who is currently residing in the camp. Members noted the offender doesn't own here and is registered with the state. Directors responded being in contact with the attorney; awaiting a response, and noted Site A43 is the location. A director added that upon learning of the situation, the board was emailed. The site owner/attorney were called, to evaluate the circumstances. The atny will be called Tuesday for follow-up. A member stated he does not own a site; the board responded that he is a guest of the owner's daughter at the site. A director mentioned a member's distress that the site owner allowed this. A member noted that in Massachusetts, he would be a level 3. A director replied that Attny Indorf was to contact the police to determine any restrictions for the offender. A member mentioned concerns regarding the kids on the docks, bad language and rock throwing. A member asked whether there were school-aged kids. A member stated he saw a school bus pick up. A member added she saw an afternoon bus drop off, with a car waiting. A member asked whether the site was in arrears; a director responded that the owner is in arrears, and is making payments. A member asked whether a site in arrears can be suspended from common areas. Suspension can only occur, according to rules, for 3 violations [for 2 wks], but it is difficult to enforce.

- A member noted that restrictions from common areas were attempted in the past, unsuccessfully. Directors requested that violation forms be submitted for any infractions from this, or any site. One member showed concern about retaliation, and also asked about rules for guests/renters. Directors responded that the site owner is responsible for the actions of guests/renters. A member asked about DSS being notified about children living with an offender. A member asked about attending school from the camp, whether it was given as a legal address. The subject was summarized by saying the board is following up with the attorney on all matters of the situation. [Members are reminded that, while we are *aware* of this offender, we may not be aware of offenders registered *elsewhere*, or other criminals who may or may not be at the camp. ] Members were cautioned to advise their children in safety, not only for this situation, but all types of dangers, including the buddy-system, not leaving children alone, and recognizing any threatening behaviors.

- **Motion to reconvene meeting [Julie], 2<sup>nd</sup> [John], motion carried.**

**Unfinished Business:**

- Water Project Update: Bob covered this during the open floor. Steve asked if the board would be seeing a plan; Bob replied yes.
- Site Rules: Bob distributed proposed draft of new site rules. Ray asked to see a draft including cross-outs to identify changes, not to have to compare old/new site rules. Julie prefers to see edits. Bob stated the new site rules are to be reviewed/voted on, and regretted his limited secretarial skills. Steve requested that, moving forward, all edits be shown. Rob stated that the board is voting on the new site rules, not the old ones. Ray reiterated his desire to see edits. Rob stated that the board would not require edits this time. Discussion was tabled.
- Site Arrears Report: Steve stated the following sites are over \$500 and past 150 days in arrears: CCV28 is going to Sheriff's auction on June 27<sup>th</sup> and are in arrears \$7854.46. A53, letter sent but not picked up; being forwarded to the attorney. A41 in arrears has agreed to payment plan with attorney. A108 in arrears has agreed to payment plan with attorney. The total amount of arrears [not counting the \$80K May 31<sup>st</sup> payments due] is \$15,931.
- Hydro-seeding update: Merrick stated that the grass is growing, and he felt that hydro-seeding is not needed, but that fertilization is needed, and is in the process of getting 3 bids on fertilizer spraying.
- Gate Repairs/Replacement: Tabled due to Glen's absence.
- Pavilion Support update: John confirmed with Steve that of the \$1050 adjustment rate from the insurance company, that we received \$550, and have a \$500 deductible; after they stated the structure was not properly constructed- that it needs footings. John said, although the structure seems safe, that he recommends having an inspection. The board agreed that a structural engineer should rule whether the pavilion is safe to use, or will require repairs. Motion to get an inspection of the pavilion by a structural engineer [Phil], 2<sup>nd</sup> [Ray], motion carried. It was suggested that John cordon off the pavilion until the result of the inspection rule it safe.
- Internet: covered earlier.
- Security and Golf Cart: covered earlier.
- Lodge bids for repairs: John provided 3 bids for replacement/repairs to the fascia boards, aluminum wrap to cover trim, over the bathroom roof, and replacement of gutter. From highest to lowest: McGrath \$1600; Houle \$1550; Bolsum \$1450. John recommended Bolsum as the lowest bidder, and stated they are insured. Motion to accept Bolsum bid [John], 2<sup>nd</sup> [Ray], motion carried.
- Playground Equipment update: Merrick reported the purchase of the Disney Playground, including turbo slide, swings/baby swings, to be set on pressure treated wood pads. Merrick added that volunteers are needed for assembly on Monday. A sign restricting kids above a certain age will be posted, and a motion-sensor light will be mounted on the pole offered by George Pitts, with the association paying the difference in electricity incurred on his meter.

**New Business**

- Golf Cart Winter Storage: John opened discussion that 1. a 4x8 sheet of plywood be required under every golf cart stored in the pavilion to prevent oil stains and acid pitting on the concrete. John also proposed a certain storage time to be set. The board agreed on Sept 15<sup>th</sup> – May 15<sup>th</sup>. Storage is at owner's own risk. A motion was made that storage be 9/15-5/15 only, and that the 4x8 plywood is required under golf carts. [John], 2<sup>nd</sup> [Merrick], motion carried.
- Tables for Lodge: John proposed to the board to purchase 5 additional 8 ft. plastic folding tables for the lodge, and that they are \$127 from HD Direct, while they are \$199 at Sam's Club. John asked for permission to order from HD Direct. Phil remarked that it only requires a four digit access code, and the Home Depot credit card number, and they do not charge shipping. John asked whether Charlie/Mary Scott would accept delivery at their house; they agreed. Motion to purchase 5 tables from HD Direct [John], 2<sup>nd</sup> [Phil], motion carried.
- Debit/Credit Card: Tabled due to Glen's absence.
- Outgoing Mailbox: John presented a large used mailbox for display. Julie noted that she spoke to the postmaster, who reiterated that only the designated director be the PO contact. She agreed to a small outgoing box on the gate house, near the mail slot. Julie added that BLRAA almost lost mail delivery in 2006, due to behavior of members toward the mail carrier. The postmaster noted that box holders have failed to forward mail, and that delivery is seasonal only, from April 15<sup>th</sup> – October 15<sup>th</sup>. [She suggested a vacation forward to BLRAA box from the winter address, with an end date] Julie stated that the board would designate a new contact after the election on Labor Day weekend.
- Water Sample for Bacteria testing: Rob reported that Rick Huppy of Anything Water had taken a sample from the well on 5/22/08, and that results are pending.

**Motion to Adjourn [John], 2<sup>nd</sup> [Phil], motion carried.**

The meeting adjourned at 12:01pm.

*Respectfully submitted,  
Julie Dickson, Secretary*

**BLRAA Treasurer's Report**

Steve Mentzer, Treasurer

	<u>Jan - Apr 08</u>
<b>Expenses</b>	
Accounting	6,308.40
Bank Charges-General Fund	0.75
Bank Charges-Activities	0.25
Cable TV Service	79.36
Internet Service	267.50
Electricity	2,930.86
Interest Expense	3,423.89
Legal	1,795.78
Miscellaneous - Exempt	75.00
Newsletter & Sect'y Expenses	342.88
Office Supplies	2.93
Postage	259.42
Propane	2,493.51
Telephone - Payphone	0.00
Transfer(s) to Activities Fund	737.48
Transfer(s) to Capital Fund	12,565.57
Bath & Shower Repairs & Maint.*	\$1,364.38
Building Repairs & Maint.*	\$751.99
Equipment Repairs & Maint.*	\$2,687.15
Gate Repairs & Maint.*	\$456.25
Grounds Repairs & Maint.*	\$6,456.06
Road Repairs & Maint.*	\$9,051.43
Sewer Repairs & Maint.*	\$184.35
Water System Repairs & Maint.*	\$2,250.73
Safety Expenses*	
Site Expenses*	\$45.81
Activities Expenses*	\$348.41
NH Business Enterprise Tax	\$366.00
Depreciation Expense	\$16,020.00
Amortization	\$87.00
<b>Total Expense</b>	<b><u>\$71,353.14</u></b>

**SITES IN ARREARS AS OF May 25,, 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:

- CCV28 [Sheriff's Auction June 27<sup>th</sup>]
- A41
- A108

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

## Continued Treasurer's Report

	<u>Jan - Apr 08</u>
<b>Income</b>	
Membership Dues	62,827.85
Assessments - Property Taxes	43,171.13
2005 Special W&S Assessment	0.00
2006 Special W&S Assessment	0.00
2006 Leach field Assessments	720.00
2007 Leach field Assessments	2,592.64
2008 Leach field Assessments	28,995.66
Statement Fees	690.92
Gifts & Donations - Other	0.00
Interest Income - Gen Fund	395.84
Interest Income - Capital Fund	224.65
Interest Income - R/E Tax Fund	173.65
Interest Income - Activities	0.47
Interest Income - Late Payments	1,616.48
Shower Meters	56.00
Gate Card Fees	0.00
Other Income - Exempt	4.00
Other Income - Non Exempt	30.00
Legal Fees Reimbursement	36.36
Transfer(s) from G/Fund (Capital)	12,565.57
Transfer(s) from G/Fund (Activities)]	737.48
	<u>154,838.70</u>

**CHILDREN under 12 yrs 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)

**QUIET HOURS 11PM – 8AM**

**PLEASE, NO ATV'S OR POWER EQUIPMENT/TOOLS DURING QUIET HOURS!!**

**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**

**Violation Forms**

Available in the Lodge outside box

**PLEASE NOTE:**

The BOD cannot accept verbal reports of violations

All Members witnessing violations are requested to complete a violation form, and place them in the mail slot at the gate house, mail to SAFETY c/o BLRAA 99 Four Rod Road, Rochester, NH 03867, email to Ray Grace, Safety Chairman [rgrace44@msn.com](mailto:rgrace44@msn.com) or give to a board member in person. [Names are not disclosed for the violation letters sent]

The BOD needs your help! Only written violations, recording name, site #, date and the witnessed violation can be addressed.

To volunteer for the Safety Committee, please Contact Ray Grace, Chairman.

**Mark your  
Calendar!**

**BLRAA  
ANNUAL MEETING**

Sunday, July 20<sup>th</sup>  
10:00 am  
At the Lodge

Open to  
BLRAA Members  
in good standing

**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

**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!

Please clean up after your dogs!  
Excessive Barking and Loose running dogs are not allowed.

**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!**

**Gate Cards**  
**Replacement Gate Cards**  
are available from  
Bob Baker, Rob DeMayo  
or  
Julie Dickson  
[Please turn in  
defective cards]  
Additional Gate Card [limit 3  
per site] purchase price  
\$25.00

**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.

**BLRAA  
Speed Limit  
for ALL Vehicles  
5 MPH**

**ALL VEHICLES MUST STOP AT  
ALL STOP SIGNS**

This includes Golf Carts!!  
Please drive all vehicles on the right side of the road, and follow rules of the road.  
PLEASE Instruct Children

**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.

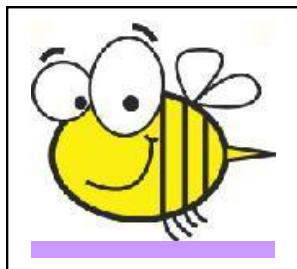
Reminder to all site owners:  
BLRAA is NOT a permanent  
address and may not  
be used as such. All site  
owners MUST have a  
permanent residence, not just  
a PO Box

**- 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**

**Volunteers Needed**

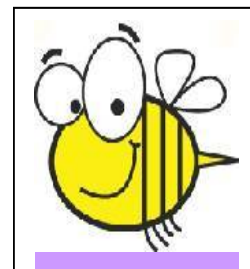
Anyone who wishes to volunteer for  
Site Control Committee  
for the 2008 season, please contact  
Robert DeMayo

**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



**For Sale**  
**Site B117**  
**Site, Camper, shed and**  
**golf cart. \$ 27,500**

**Phone--603-332-8917**



**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**