



Happy Holidays!

The Buzz

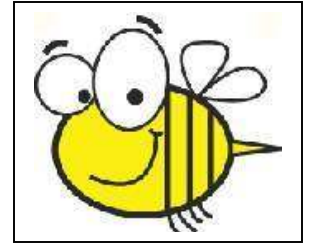
Baxter Lake Recreation Area Association

30th Anniversary Year

Nov-Dec 2007

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

Published by Julie A. Dickson, Secretary



Winter Activities:

The lodge will be open 8 pm-11 pm on Saturday nights
Darts, Pool, Music, and Friends.
Bring your own snacks to share.
Anyone under age 18 must be accompanied by an adult over 21.

PLEASE NOTE:

There is **no BOD Meeting in December**, and therefore NO BUZZ.
The next Board of Director's Meeting will be held on January 27th at 10:00 am at the Lodge.
The next issue of the BUZZ will be published after the January meeting.

Remember When

Question 7:
How many BLRAA members have been in the camp since the beginning? Names and the # of years these families have been members of BLRAA

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 For Activities 2008 Season

Tentative Activities Schedule will be announced in the spring
Please contact Phil Appleton to volunteer for any activity next year!

- Marie DeMello 1979
 - Jensen's 1977
 - Fitzpatrick's 1977
 - Ron/Jane Brown 1977
 - Vicki Mahoney 1977
 - Jerry/Elaine Baccardax 1977
 - Arnold/Judy Johnson 1977
 - Jim/Al Roby 1978
 - McLore's 1979
 - Naumann's 1977
 - Bill/Marsha Powers 1977
- Thanks to all that responded!**

Please!
Do not block the gate area or any roadways with golf carts or other vehicles.
Please Allow Emergency Vehicle Access [Fire Dept, Police, Ambulance] AT ALL TIMES!

1c 1c 1c 1c 1c 1c Penny Sale 2008

Please save **SMALL coffee cans** for next summer's 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) next year...

ONLY STAKES or REFLECTORS are allowed

Across your site entrance for the winter.
Any pipes, ropes, chains are not allowed, and will be removed by the Site Committee.

Special Thanks to John Colella for donating/installing winter markers for plowing, and for all of his efforts in landscaping/flowers this year!

FISHING DERBY

If you are interested in participating in the Fishing Derby in late February, please contact John Jensen or Kevin Cutler for details.
Date to be announced in the January BUZZ

Site Permit applications ended on October 13th, and will resume in April '08

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*

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

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

Minutes from November 25th Board of Directors Meeting

Present: Rob DeMayo, Glen Fredericks, Steve Mentzer, Julie Dickson, Bob Baker, Phil Appleton, Ray Grace, John Jensen, Merrick Teague

Call to Order 10:03 am by Rob DeMayo

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

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

Committee Reports:

- **Activities:** Phil reported that a draft activities schedule will be ready by February.
- **Building/Maintenance:** John reported that he expects the plumbing project to be started in the next 3 weeks, to be completed by the first of the year. Electrical supplies will be cleaned up in the printer room. A light out at between the pavilion bathrooms will be replaced. Motion to have Rob sign the contract for the contractor [Steve], 2nd [Ray]. Motion carried.

- Finance/ByLaws/Rules: Bob- No report update.
- Newsletter [BUZZ]: Julie requested submissions to the BUZZ by end of day today. John asked for the Fishing Derby to be announced for the end of February, contact John or Kevin Cutler. No plans for New Year's Eve were announced. Rob asked that a report of the after Thanksgiving potluck be included in the BUZZ. [30 attended]
- Roads/Grounds: Merrick reported that a water leak was fixed and hydrant replaced at A47. Elf's did not attend a meeting that was set up, Merrick brought a contract to them to be signed. He noted that except for Friday plowing/sanding, that the contractor would not be plowing until after storms. Only Merrick and Rob will be contacting the snowplow contractor. Merrick reported that he dug a hole near the old leachfield for a catch basin, to hold some of the water. Trees have been cut by the culvert at Marron/Halstead's. He cannot get the big backhoe into the culvert there, and needs to contract an excavator at \$75 hour. Gravel was added by the main gate to prevent sliding. His next plan is to work on culverts. [Tabled to Unfinished business]
- Safety: Ray reported that he will be looking into street signs. He noted that Glen is still looking at the gate replacement proposal. He plans to get information from Bob Baker regarding the spreadsheet on the gate cards. Julie forwarded the security/safety information to Ray. It was reported that friends of the Pennino's did vandalism to the reflector stakes and reflectors along the road and sites. Rob has spoken to them, and some stakes were replaced. [tabled until new business]
- Site Control: Rob reported that no permits were issued, and all is quiet.
- Water/Sewer: Bob distributed a written quote from Anything Water [Rick Huppy] for \$32,500, outlining the plan, and stated that more quotes would be obtained. Julie asked if power washing the current holding tank was an option, as suggested by Norm Pelletier. It was stated that the age of the current tank is 30+ years. Steve asked whether an engineer's plan should be obtained. Glen asked about the cost of an engineer.
- **Motion to open discussion from the Floor [Julie], 2nd [John], motion carried.**
- Randy Coates – asked what could be done about the vandalism. Rob stated it will be addressed under new business.
- Carol Colella - Asked about a member directly connecting to water below the frost line, that this work was performed recently. She was under the impression that site alteration permits were closed until spring, asked whether the work was allowed, inspected, when it was never allowed before. She asked what else might be happening. John Jensen replied that things not allowed should be written down [as in rules/bylaws]. Ray noted that per the site rules, no site modifications are allowed below ground. Rob noted that the section quoted by Ray refers to structures, not utilities, meaning that no cellars or below-grade additions are permitted. Rob stated that the connection was *in-progress* when he saw it, that there was a shut off installed and that Phil was also present. Steve had a concern that the BOD, committee or individuals might be on the line, if someone got hurt and did not have insurance. Julie asked if the city would see this as a step towards being a permanent residence. Bob pointed out that a member must have a residence elsewhere, and not just a PO Box. Bob states that this fact should be sufficient proof to the city that the member's permanent residence is elsewhere. Additionally, a hydrant was replaced by another member who is a plumber, after a chairman apparently gave permission. Charlie stated that he had an extra hydrant that time, but that usually he did the replacements.
- **Motion to reconvene meeting [Ray], 2nd [Julie], motion carried.**

Unfinished Business:

- Holding Area Debris was identified [refrigerators, batteries] Merrick will dispose of.
- Location of galvanized light poles previously donated by Larry that were in the holding area is not known. [Phil noted that two are in the lodge cellar with lights that he donated]
- Maggio site B49- Rob reported that he had not reached the owner regarding the removal of debris. Merrick noted that a trailer is on site B150 and asked whether a permit was issued. Rob to follow up.
- Culvert/Drainage update- The board reporting receiving a letter from Bob Marron. Rob reported having called Mr. Marron on Mon or Tuesday, and stated that work would be completed before April. Merrick reiterated that a sub-contractor at \$75 hour was needed. Motion for 2 days work to secure a sub-contractor [Steve], 2nd [John], motion carried. Merrick added that members should help to clean out leaves in the ditches/culverts/drainage areas, as well as refraining from raking/blowing leaves into them purposely. [Julie noted that members have left now for the winter, and that Roads/Grounds had usually cleared the leaves from ditches, etc]
- Ferris Wall Update: Rob stated that a letter needs to be sent, and asked Julie to draft letter, stating that the electric pole wall must be replaced, and if Mr. Ferris has insurance, to please provide the contact information. He asked that the letter be sent certified.
- Sign at Gate: Rob reported that corrections were made on the cardboard sign. He apologized if anyone was offended, and asked about a new sign. Glen to check on a re-usable type sign with door at BJ's and will email the board.
- Backhoe broken door update: Merrick will be pricing used replacements for the broken door, from resources identified by Charlie.
- Playground lighting update: On a previously voted motion in an earlier meeting, Julie mentioned that a motion sensor, with constant on during pavilion dances was approved. Merrick stated that a cage around bulbs would be necessary to protect them. Tabled until March.
- Broken Out Gate mechanism: Glen spoke to this as well as the proposed replacement, but agreed that the mechanism must be repaired soon. Merrick stated that he would put a pipe in front of the mechanism to protect it from being hit.
- 1. Security Gate proposed replacement: Glen reported that the front gate system should be upgraded by replacing the old gate controllers, with new battery back-up gate controllers that will automatically open the gates in the case of power outage. Both card reader posts need to be replaced due to damage, as well as new underground sensors. He stated we should issue and program our own gate cards, which would eliminate the expense of a phone line to Peabody, maintain our own database with our own software, which could be updated with a USB connected laptop. [The security company database is unavailable to download for our use] The cost to replace the old gate system with a new system would be \$4000-6000, including a new hard drive for the camera system. This would include an automatic out-gate. Glen is speaking with AAA Fence, but is looking for other vendors to quote. He suggested mailing out two new gate cards initially, and if members turned in 3 cards, they would qualify for a 3rd card. Motion to obtain bids [Phil], 2nd [Merrick], motion carried. Steve reminded the board that projects over \$2000 would require an association vote.
- 2. Key access to the lodge: Bob Baker inquired whether the bathroom keys could be used to gain access to the lodge meeting room for use. Previous discussion took place for internet access inside the building. Julie noted that the kitchen/cellar doors would need to be locked. The board suggested that the large room be considered instead of the meeting room, since the doors could be secured. The egress door on the end of the building could be used for entry. Tabled until January.
- 3. Insurance: Bob Baker asked about indemnification insurance for the board. . Was informed by Steve that Board members were indemnified.
- 4. Survey: Rob distributed a quote for \$3,200 and stated that he will obtain two more, to survey the boundary lines to the right of the main road.
- 2008 Proposed Budget: Steve distributed the budget for discussion.

Allen Ryea, CPA joined the meeting at 12:00 noon.

Allen clarified the difference between repair and capital improvements, based on written policy on materiality, and context, according to the size of the company/association. A single item purchase, or multiple item purchases, based on a dollar amount, with a useful life of more than one year might be an example of a capital purchase/improvement. Rehabilitation of a building, vs. making improvements to extend the life of the building: Fascia boards vs. a new roof.

- a. The board discussed capital savings for improvements. It was identified that as of January 2007, after the dues increase, that the transfer from general to capital fund was increased from 10% to 20%. Funds of the association include the general account, general savings, capital account, and real estate tax account.
- b. Allen answered questions regarding Quick Books online, but stated that the records would not be in real-time, that our monthly treasurer's report is accurate in reporting expenditures.
- c. Steve proposed that due to Allen's recommendation, that the Tax bill be reduced for 2008 to \$104 per invoice, for a total of \$312 for the year. [Last year was \$110 per invoice] Motion to accept this recommendation [Steve], 2nd [Julie], motion carried.
- d. Allen explained that the general fund savings, capital acct and real estate account can be moved to Fidelity Money Market accounts, bearing interest of 4.7%. Allen provided documentation on the accounts. Allen further explained that the funds would only be transferable to our checking account electronically and the accounts were of low risk. Motion to transfer funds to MM accts [Ray], 2nd [Merrick], motion carried.

Meeting reconvened at 1:12 pm after a short recess

New Business:

- Julie stated that per the bylaws, the board was required to discuss whether a meeting can be skipped. With the president's recommendation and majority board consensus, the December meeting will be skipped. At the January 27th BOD meeting, it will be decided whether a February meeting will occur.

-CCV42 permit? Rob to follow up on trailer placement [not 6 ft from structure next to it]

-Ropes/Pipes allowed across sites for winter? Rob stated that only reflectors on posts are allowed. No horizontal ropes/pipes are allowed.

Merrick/Rob will address this on two sites.

-Golf Cart Path- The board acknowledged receipt of a letter from Santostefano's in objection to a golf cart path from Baxter Lake Drive to the beach access road. Julie stated that Rouse's also verbally opposed the path. In discussion, the board agreed that due to heavy beach road traffic and the proposed playground relocation, they recommended the golfcart/walking path remain. This will also accommodate overflow golf cart parking. Motion for the [re-opening of a previous path] keeping the golf cart/walking path connecting Baxter Lake Drive with the beach access road. [Glen], 2nd [Merrick], motion carried.

-Security- Ray discussed the hours of security. Julie reported that previous suggestions included having less time coverage [such as 8pm-2am on Fri pm and Sat pm] The board agreed that the company may insist on a 8 hour shift, so this was modified to 6pm- 2am both Fri/Sat pm, with the addition of an extra day of coverage on the 4th of July and Labor Day weekends. Ray will follow up with ASAP Security, and will contact NE Golf Cart regarding the loan of the golf cart for next season. Tabled until March.

-Safety Record Keeping- Ray suggested that he would like to keep the safety records for gate cards.

- Vandalism: Motion to open to the floor [Julie], 2nd [Phil], motion carried.

Rob answered Randy's earlier question, that we currently have no security guard to address vandalism. The board suggested that the Pennino family receive a letter requesting restitution for all vandalism of stakes/reflectors, and a fine of \$100 [4th offense within one year] with fine suspended if no further incidents within 60 days. It was added that Mike Pennino must take responsibility for all guests and family members. Rob/Merrick to hand-deliver the letter.

[Treasurer's Report- Steve Mentzer] Income	Jan - Oct 07
· Membership Dues	136,232.64
Assessments - Property Taxes	99,784.00
2005 Special W&S Assessment	620.00
· 2006 Special W&S Assessment	5,208.25
· 2006 Leachfield Assessments	9,969.26
· 2007 Leachfield Assessments	65,650.84
· Gate Fines	25.00
· Fines	261.16
· Statement Fees	1,852.22
· Gifts & Donations	
· Gifts & Donations - Other	0.06
· Interest Income - Gen Fund	288.54
· Interest Income - Capital Fund	32.14
· Interest Income - R/E Tax Fund	162.75
· Interest Income - Activities	1.20
· Interest Inc. - Late Payments	5,366.85
· Shower Meters	312.50
· Vehicle/OHRV Sticker Sales	302.00
· Gate Card Fees	725.00
Other Income - Non Exempt	137.80
· Legal Fees Reimbursement	2,610.29
· Activities Income*	3,546.07
· Transfer(s) from G/Fund (Capita	13,623.26
· Transfers from Activities (Cap)	0.00
Transfer(s) from G/Fund (Activi	1,000.00
Total Income	347,711.83

Motion to reconvene meeting [Ray], 2nd [John], motion carried.

-Direct Water Connections: The board discussed that since no below-ground modifications are allowed, that the connection at A67 needs to be removed. Motion to disconnect [Steve], 2nd [Merrick], motion carried. [Bob/Rob did not vote] The board will send a registered letter, highlighting the rule, and asking the member to disconnect by December 15th. The member will be directed to see Charlie for water shut off when needed.

-The board agreed that any work performed must be done by a committee chairman/member, designee [such as Charlie], or a contractor with insurance, on any water/sewer or common area issues.

-Total Board Decisions: The board agreed that in the best interest of the association, that any decisions on projects [except for emergency repairs] should be discussed with the board. The BOD is responsible for the common good of the association.

-Motion to shut off Water to Section A: [Merrick], 2nd [John]. Discussion followed that it may help avoid issues of water and that a frost-free faucet could be located at the lodge. The board was not in favor, after Bob noted that section A has hydrants, allowing them winter access to water at will. He supports that in the future, other sections be included to also have this ability. The motion was withdrawn. The board requested that a letter be sent to site A59 to ask them to remove a suspected direct water connection. Rob/Merrick to deliver the letter, once written.

Motion to Adjourn [Glen], 2nd [John], motion carried.
The meeting adjourned at 2:15 pm.

*Respectfully submitted,
Julie Dickson, Secretary*

NEXT MEETING JANUARY 27th 10:00 AM Lodge

*****NOTE: NO DECEMBER BOD MEETING*****

[Treasurer's Report- Steve Mentzer] Expenses

Jan - Oct 07

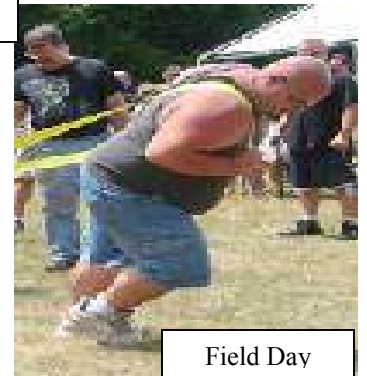
· Accounting	14,616.50
· Bank Charges-General Fund	26.75
· Bank Charges-Capital Improv's	0.00
· Bank Charges-Activities	35.25
· Cable TV Service	191.71
· Internet Service	521.58
· Electricity	8,192.68
· Insurance - Umbrella	600.00
· Insurance - Fire & Casualty	3,290.98
· Interest Expense	13,037.39
· Legal	5,250.91
· Miscellaneous - Exempt	382.96
· Newsletter & Sect'y Expenses	1,783.15
· Office Supplies	1,266.63
· Postage	661.75
· Propane	4,432.08
· Property Taxes	48,168.00
· Security	4,175.00
· Trash Removal	4,743.39
· Telephone - Administration	66.57
· Telephone - Payphone	872.04
· Transfer(s) to Activities Fund	1,000.00
· Transfer(s) to Capital Fund	13,623.26
· Vehicle Permits	276.00
· Total Bath & Shower Repairs & Maint.*	4,948.79
Total Building Repairs & Maint.*	3,014.53
Total Equipment Repairs & Maint.*	3,577.19
Total Gate Repairs & Maint.*	1,388.43
Total Grounds Repairs & Maint.*	15,301.39
Total Road Repairs & Maint.*	18,342.16
Total Sewer Repairs & Maint.*	5,652.63
Total Water System Repairs & Maint.*	4,652.25
Total Safety Expenses*	497.76
Total Site Expenses*	209.66
Total Activities Expenses*	5,439.72
NH Business Enterprise Tax	0.00
Depreciation Expense	46,743.30
Amortization	217.50
Total Expense	237,199.89



BINGO



Chili cook-off



Field Day

2007 BLRAA
The year in Pictures



Night at the Races



Ice Fishing Derby



Oktoberfest



Happy
30th
BLRAA

2007 BLRAA Pics



Native
American
Day



Auction at the Beach



Field Day



Jen
Thayer
Band





Spring Flood 07

Thank you to all those contributing old pictures for the BUZZ this year, to commemorate the BLR AA 30th Anniversary

To ALL BLRAA MEMBERS:

If you witness any violation of the campground rules: **PLEASE fill out a violation form** Place completed form in the letter slot at the gatehouse, mail to the Safety Committee or email to the Safety Chairman or Secretary. The BOD cannot follow up on verbal complaints. If you would like to be a member of the BLRAA Safety Committee, please contact Safety Chairman, Ray Grace.



Baxter Lake Florida Luncheon
Golden Corral, Kissimmee, Florida
Rte. 192, [between Dyer Ave and N. Thacker Ave, next to Fazoli's]
2701 W. Vine Street, Kissimmee, FL 34741
[407] 931-0776

Thanks to those participating at the After-Thanksgiving Pot Luck Supper, held Nov 24th at the lodge. [Turkeys donated by Tracy Roby and Wayne Wilhelm] Approx. 30 attended.

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

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
queque64@hotmail.com

Merrick Teague – Chair Roads/Grounds
Co-chair: Site Control
Cell: 978-994-8070
Camp: 603-335-4890
merrickteaguesr@yahoo.com

Date: Thursday, Feb 7, 2008
Time: 1:00 PM
Call Elayne [407] 957-2140
Or Norma [407] 892-2449 to confirm
Or email Norma tnsav1@yahoo.com
Present and Past Owners and Guests are Welcome!

OPEN HOUSE:
All are invited to Ted & Norma Savoley's house
After dinner for dessert.
Address: 2226 Summer Raye Court, St. Cloud, FL 34772
[407] 892-2449

Directions: Rte. 192 East, Right on Vermont Ave, [Rte 523] Approx. 3 miles on right Sweetwater Creek. Second Right [Channing Rd] to end. Left onto Summer Raye Ct. House on Right- #2226.

A Thank You Note was received from the St. Charles Home for the donation from BLRAA from our Auction Fundraiser

VANDALISM REPORTED:

THERE WERE SEVERAL REFLECTORS AND MARKER STAKES BROKEN AND REMOVED FROM THE CAMP ROADS/SITES. THOSE RESPONSIBLE WILL BE MAKING RESTITUTION AND REPLACING THE MARKERS/REFLECTORS.

PLEASE REPORT ANY VANDALISM THAT YOU WITNESS OR FIND TO A BOARD MEMBER AS SOON AS POSSIBLE!

Please note:
For Sale notices listed in the BUZZ by monthly request only, on a space available basis. Ads are not included automatically

Please contact Julie to have a site listed for sale.

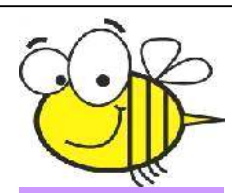
Sites and personal items for sale may be posted on the website by contacting Kevin Cutler.

Sincere condolences go out to the McCormick family of B151 for the loss of their son



For Sale:
Site A31 \$20K
Site only
Call Bob/Judy
978-994-5720

For Sale
CCV61 \$31K
Airstream w/
Addition
Pellet Stove/Shed
Call Sandy
603-821-8286



Camp Ground Speed Limit 5 MPH at ALL Times