

Freedom Hill Cooperative, Inc

Accepted 5-9-24

April 11, 2024

Board of Directors Monthly Meeting

Called to order at 6:35pm

Salute to the flag

Janet reminded everyone the meeting was being recorded and a code of conduct was in effect. Janet asked for a moment of silence be observed as we lost another member of our community, Lorraine Butler.

Board Members in Attendance: Janet Verville-Clough, Helen Bridges-Hamlin, Anita Wise, Joseph Keuenhoff, Richard Audet, Donna Odde James Kenny

Membership: James Stewart, Larry Tasker, Doreen Scovil, Linda Stansfield, Matt Moses, Donna Halle, Doug Clemons, Lynne Reil, Angella Sears, Deb and Dave Zargas

Secretary's Report; Given by Anita Wise, Assistant Secretary for Helen Bridges-Hamlin

Acceptance of March 14, 2024, minutes accepted with change. Motion made to accept by Janet, second by Joe.

Treasurers Report: Given by Donna Odde, Treasurer

- February financial statement was reviewed.
- Revenue by month exceeds projections by \$2,806.56. Year to date exceeds projection by \$11,046.89. A couple of reasons continue to impact that; there have been no vacancies, and our rent receivable has been reduced. Comcast revenue is about \$740 over what we budgeted. - Expenses are below projected cost for the month by \$16,000 and for the year, approximately \$12,000.
- The committee itself has a couple of activities that it's going to deal with in the coming months. Looking at the CD and renewal options. Review the funding in the operational account and gather information for CIP (capital improvement plan) on the long-term need.

Acceptance of the Financial Statements as reported by Treasurer a motion was made by Janet and second by Anita. All in favor

Maintenance Report: Joseph Keuenhoff

- Making arrangements for state inspection of trucks and registration

- .. Purchasing oil and filters for oil changes on trucks.
- Street sign work in progress
- .. Aquamen continuing repairs on the curb stops.
- .. The last snowstorm cleanup is in process. The trees have become a big issue with this storm and United Tree Service was called in to take down the most at risk trees. They will be coming back to take down some more that are hindering household operations.
- .. Questions for Joe, James asked why the engine light was on in a truck, Joe stated it is scheduled to go in the garage.
- James questioned the tree issue that comes up every month, and what is the tree size that a member can take down without having to call. Joes responded six inches or less. However, a courtesy call would be nice to let us know in case another member makes a call inquiring why.
- A truck went off the road during the storm, was there any damage to it? Joe responded no, when it goes in for inspection, they look it over and we will know more than.

#### President Report: Janet Verville-Clough

#### New Business:

- .. The last storm took down lots of trees. Some hit houses, missing them. We called United Tree Service squeezed us in, reviewed the storm damaged trees, and other issues. The cleanup will be done in phases.

#### Old Business

- .. We will be reviewing 1 Mape Terrace on Monday the 15<sup>th</sup>. Their closing date changed from March 29 to April 19.

#### Business conducted outside of meeting.

- Voted outside of meeting was for the estimate of the tree removal.

#### Open Forum

- Donna Odde asked any more movement on the beehive tree issue. Janet said the United Tree Service reviewed it and believed it was not on us.
- .. Discussion on clarification on storm damaged trees and beehive issues.
- .. The rules committee plans an upcoming inspection.
- Discussion on addressing member complaints. The board review to have all complaints to be in writing and to maintain confidentiality. Written complaints will stay with the board due to confidentiality.

.. The park's board will gather information and review the policy to ensure its validity and relevance.

- Linda Stanfield commented on the new streetlight and was glad to have it on the corner, and Angela likes that corner lit up. Janet noted it is an LED light so its lights down more.

.. Doug noted the bears are out now,

Meeting adjourned 7:18pm, motion made by Janet and second by Donna.

Respectfully submitted.

Helen Bridges-Hamlin