

BOARD OF DIRECTORS MEETING

Meeting Minutes

April 13, 2017 6:30pm

Attested to by 
FHC Secretary, 5/27/17

1. Call to order, flag salute, and attendance

The meeting was called to order at 6:30 pm

Board members present: Donna Rollins, Liz Peacan, Mike McCarthy, Shirley Baker-Stewart, Mike Thibedau (late), and Sue Perkins, 6 of 8 filled BOD positions.

Members Present: two (2) Member households attended & signed in (1 late)

2. Secretary's Report (Liz Peacan)

- Acceptance of March 9, 2017 BOD meeting minutes. Liz made a motion to accept the meeting minutes as presented. Motion seconded by Shirley. Motion passed
- Correspondence: 9pieces of correspondence were sent since the last BOD meeting, pertaining to violations and occupancy/membership
- Membership Committee: ● 153 Redwood is closing next Friday, 4/21. ● 2 homes on Pine Ridge were listed for sale recently ● 99 Pine Ridge has been listed for sale by FHC "as is"

3. Treasurer's Report (Sue Perkins)

- Acceptance of the February 2017 Financial Statements Sue motioned to accept, seconded by Mike M. Motion passed

4. Maintenance (Mike McCarthy)

- Updates: Thank you to Lou Jodoin, Mike Southwick, Bill Peacan, Ed Rollins for their help with the late snowstorm ● Thank you to Helen Hamlin for Dunkin' Donut gift cards for plowers ● A shed replacement permit application has been approved for 220 Redwood ● 2 driveway extension permit applications have been approved – one will use regrind, the other will pave ● A resident replaced a deck and it looks great ● Will be addressing tree trimming & removal – the list in the mail house is full ● Both trucks are registered, one is going in for inspection tomorrow. The other needs repairs ● Spring cleanup has begun, as residents are leaving bagged leaves and yard debris at the ends of their driveways

5. Vice-President's Report (Jeff Miller absent)

- No report

6. President's Report (Donna Rollins)

- Actions Taken Outside a Meeting: Board voted to sell the abandoned home at 99 Pine Ridge "as is"
- Actions Taken Outside a Meeting: Board voted to waive the May lot rent for a maintenance volunteer who has been logging more than 60 hours per month
- Donna would like to have a Special Membership meeting by June (perhaps instead of a regular Board meeting) to discuss a restructuring of the maintenance department functions. We will be collecting quotes from any companies interested in taking over our winter plowing: dedicated plowing so that our roads are plowed consistently during a storm, and not neglected while other clients are plowed; use of our salt barn will be offered, but the company must have their own equipment. As we will have fewer filled seats on the Board, we must discuss with Membership the likely possibility of a rent increase, and the idea of having maintenance or other employee(s) to fill the need
- The Park Rules Committee Chairperson (Doreen Scovil) was asked if she had a report. Doreen indicated they would be planning on the first inspection for 4/24 at 10:00 am

Attested to by 
FHC Secretary, 5/27/17

7. Open Forum (Membership)

- Q: Doreen Scovil (8 Dogwood) inquired about the condition of the culvert “out front,” where water isn't flowing out. A: Mike M indicated that Russ Pearl was going to be taking a look at all the culverts, but they are aware that a cleaning out is required (leaves that hadn't been picked up before the snow began). There is going to be standing water in some of them, as there isn't enough of a pitch, and some are actually still frozen at this time. They are looking for where a re-contouring might be needed to keep water off the roads in some areas
- [NOTE: The Board initially voted to go into Executive Session at this point, at 6:55pm. However, at 7pm another Member resident signed in. Executive Session was postponed]
- Q: Robert Whitehead (222 Redwood) The steep slope that goes into a gully at the corner of his lot is eroding so that one corner support of his shed is currently at an angle, tipping over the edge. Any shift or further erosion will cause him to lose his shed down the gully.
A: Mike M indicated that several homes along the gully or creek at Redwood Road have required a shoring up over the years to stop or prevent erosion. He would come by to take a look, to see if the Park could fill with dirt, or if Russ Pearl's services might be needed.

8. Executive Session and Adjournment

- The Board went into Executive Session at 7:15pm to hold a Membership Committee interview, from which Donna Rollins recused herself
- No minutes. Regular Board meeting reconvened at 8:14 pm
- Liz Peacan moved to adjourn the Board meeting at 8:17pm. Seconded by Shirley Baker-Stewart. Meeting adjourned at 8:18pm