

Freedom Hill Cooperative Inc (603)545-1239  
Board of Directors Meeting Minutes  
**April 8 2021**  
Bartlett Shed

Approved  
5-13-21  
By BOD

**Call to Order, Flag Salute, Welcome**

The meeting was called to order at 6:35 PM

**Members Present:** Janet Verville-Clough, President, Anita Wise, Vice President, Donna Odde, Treasurer, Joe Keuenhoff, Maintenance Director, Sandra Webb, Assistant Treasurer, Annette Kowalczyk, Director At-Large

**Members Present:** Michael McCarthy, Donna Josselin, Ashley Waters, Art & Lynne Michaud & Doreen Seavy

**Code of Conduct is in effect during meeting. Masks and social distancing are required.**

**Secretary's Report:** Anita Wise reviewed the minutes of the FHC meeting held March 11, 2021. A suggested change was made, page 3 read; Sandra suggested that due to the additional census paperwork, the FHC box was full and the potential... was changed to Sandra suggested that due to the additional census paperwork, the FHC Rent box was full and the potential... No other changes were suggested. Janet motioned to accept the minutes with the change and Joe seconded. The motion was accepted, with Donna Odde abstaining, all others in approval.

**Treasurer's Report:** February and March 2021 were delivered by Donna Odde and indicated that 8 months into the budget, we are \$17,929 ahead of projection due to the sale of the Backhoe that generated an additional \$5,000 in revenue and the comcast check that was received. The rent collections appear to be coming down as people are catching up on overdue rents as well as no truck repairs and looking ahead, we might be \$33,000 under budget if this pattern holds.

The values have been charged to the appropriate line items and the report has been accurate for the past two months.

Donna Odde made a motion to accept the treasurers reports for February and March 2021, Anita Wise second and all approved.

**Maintenance Report:** Joe Keuenhoff reviewed and updated as to the following.

Gilford well was in for a few items.

1 Maple Terrace, and upon inspection, no leaks underground and discovered that the outside faucet was the cause of the leak. Joe advised the homeowner that they needed to contact a plumber.

135 Pine Ridge – Similar problem and Joe found no leaks and advised homeowner to contact Plumber.

Capital City Paving has provided estimate to fix four (4) pothole patches.



The Well house has mice, bait traps are around the perimeter and inside to prevent damage.

The generator contract has been updated, the oil change has taken place and the screening installed for the airfilter to prevent mice.

Wheels were purchased for the plows so that they can be moved inside the shed to prevent having to drag them.

The Chevy has been decommissioned for winter and needs to be inspected. The Ford will keep the plow on in the event there is another storm in April.

Joe needs volunteers for Tree Pickup, leaves and a Notice will go into the mailhouse along with the Outdoor burn permits.

Donna asked when the speed bumps would be installed, and it was suggested April. A discussion ensued about re-using the same spots/holes this year as well to avoid potholes and cracked pavement. New speeding noise from vehicles and is very annoying.

Donna was also looking for a price for the medium for the wells so that we have it on hand and change it annually to stay ahead of the State of NH. Gilford Wells needs to obtain price from the Manufacturer.

The Water Shut off valves need to be marked with PVC piping to make it easier for Winter plowing and access.

#### **New Reports:**

**New and Old Business:** Janet Verville Clough indicated that Joe had ordered the new Knoxbox, and Janet would make 4 keys in the event of fire, the fire department has the keys. The York rake and wheel kit has been ordered; Janet will reach out to check on the status.

13 more Census responses have been received and thus far, it has been the best year.

Anita discussed the speeding and the use of the radar gun and issuing violation letters. Upon the second violation letter, the membership would be requested to meet with the Board and could lose membership status, and if it continues the eviction process would be the next step.

Donna heard gunshots and was concerned and brought back the conversation regarding the no hunting/no trespassing signs. There is a family at River Road, that has a shooting range, but it was suggested that if shots are heard, to call Loudon PD or Fish & Game. Joe suggested that the lines be walked to determine boundary perimeters.

**Business Conducted outside a meeting:** We hold workshops every Tuesday of the month



**Open Forum:** Mike McCarthy was looking for the status of the Boat/Bedliner that was still in the Storage facility as they have been there for 5 years. Janet and Anita would check it out and see if they could locate plate or owner information. It was suggested that a notice should be posted that all items need to be removed and if continued storage was needed, that new paperwork would need to be re-submitted on an annual basis.

Question about Training for the use of the Tractor and that Membership would be advised no adolescences and no rides. Volunteer forms need to be on file prior to use of equipment.

Safety Committee – Lynn would contact Kay to see if they could convene to discuss recommendations with speeding.

Discussion about notices and advising members about shutdowns for the water or similar major events. An idea was brought forth about a mass text message. It was also discussed about having phone numbers and e-mails for emergency alerts – obtaining consent for specific purposes, children, fire, lost individuals, etc. \*\*Like a school lockdown

**Executive Session:** There was no executive session

**Adjourn:** Janet motioned to Adjourn, Anita Second and the meeting was unanimously adjourned at 7:35 PM

Respectfully Submitted by Annette Kowalczyk