

Freedom Hill Cooperative, Inc

FHC Accepted into record May 14, 2026

April 9, 2026

Board of Directors Monthly Minutes

Call to Order at 6:35pm

FHC Only authorized recording

The Code of Conduct will be in effect

Salute to the Flag

Board Members in Attendance Joe Keuenhoff, Cher Keuenhoff, James Stewart, Helen Bridges-Hamlin, Anita Wise, Marlene Martell, Annette Kowalczyk, Mat Moses, (Katrina Riel, Excused absent)

Residents: Rosanne Bakkerwind, Linda Stansfield, Art & Lynne Michaud, Donna Halle

Guest: Johanna Beachy, Danille Muir, from ROC-NH

The meeting was called to order by the President, Anita Wise, asked if everyone signed in, note that the Freedom Hill Cooperative (FHC) was the only authorized recording was allowed. Thank everyone for coming and please stand to salute the flag. I would like to welcome our two guests from Roc-NH, Johanna Beachy and Danille from ROC-NH. Could we have the secretary's report from Helen Bridges-Hamlin

Secretary Report: Helen Bridges-Hamlin: The Board of Directors (BOD) have reviewed March 12, 2026, and was approved by the BOD on March 26, 2026. I am asking the March 12, 2026, be accepted into record as presented. Motion to accept minutes into record by Joe Keuenhoff, second by Annette Kowalczyk. Anita asked for vote; Any discussion, none; All in favor, Aye; Oppose; none, abstain none, motion passed.

Treasurer Report: Katrina Riel. Katrina is out with an excused absence and the report will be given by the Assistant Treasurer, Cher Keuenhoff. From the February 2026 Trending Reports is as follows.

\$679,046.43	Cash Operating
\$150,601.61	Cash Reserve
\$ 32,792.73	Cash R.E. Taxes Escrow
\$ 22,336.78	Accounts Receivable
\$ (2143.79)	Accounts Payable
\$ 9248.42	Tax Escrow Funding
\$ 4,447.48	Capital Reserve Funding
\$ 74 ,595.91	Total Income
\$ (46,300.49)	Total Expenses
\$ 28,295.42	Operating Net Income

We are working on finance committee issues and are still trying to determine a few different things and items. We are waiting for those answers.

Anita asks do we have a motion on the floor. Joe Keuenhoff made a motion to accept the February 2026 financial and was second by Marlene Martell. Is there any discussion, vote to accept the motion; all in favor, Aye, Oppose, no, abstain, no. Motion passed to accept the February 2026 financials.

Maintenance Report: Joseph Keuenhoff

1. The sanders and plows have been removed from both trucks
2. Yearly registration for both trucks and tractor have been done and a dump permit for the Chevy.

3. Appointments have been made for vehicle inspections and oil changes.
4. Tarp on the dump truck has been replaced, and we are installing a tarp rail kit
5. Small equipment has been gone through, started and ready for use.
6. Camera system should be completed by the end of this month.
7. Leaf bags and brush roadside pickup will be done on Mondays and Thursdays.
8. Clearing brush on the property line will start Saturday the 18th along the 106 side of property. I put a notice out to the volunteers, had a couple of responses. I need more volunteers for this work.
9. We are still in moderate drought conditions as of March 31st. Map is posted on the windows to Anita responded to clearing the brush and will send out a request to more volunteers needed to clearing brush. She will do this through a blast. Note: The communication via a blast is done through the president's phone via text and or email. The phone has every member's information on their census report with a telephone number and email.

NEW Reports; CIP Cher Keuenhoff: We had a meeting, Saturday with Michelle Stevesn from ROC-NH, she is the infrastructure's project specialist. She works specifically with CIP. She looked at our spreadsheet and asked us to finish collecting the numbers and send them back to her. She will review them and get back to us. She will be coming back to see us again in May. We are trying to get this CIP ready for September.

Vice President; Annette Kowalczyk: I do not have anything to report this month. Note: Annette has been working with the CIP spreadsheet and meeting with Michelle Stevens (ROC-NH) regarding infrastructure projects. Michelle will return in May to review progress and provide further guidance.

President: Anita Wise: (Old and New Business)

Old Business:

1. Address the issue of trash being put out. People are using bags, not even trash cans. Discussion back and forth, plus if using trash cans, they are not even being put away. Some stay out till the following week. The park Rules, Section 6. Sites, rule 3 states "Rubbish to be kept in covered containers. The rule needs to be looked at, updated for clarification and submitted to membership for acceptance, If
2. Anyone notices issue the following day, address it to Freedom Hill via email or in the lock box at the mail house. Note all concerns need to be in writing and emailed, signed/dated. The email address for the cooperative is freedomhillcoop2022@outlook.com

New Business

1. The home on 5 Willow is up for sale and 28 Willow, 12 Chestnut still on.

Business outside of meeting: None

Johanna Beachy from ROC-NH: Went over a self-assessment tool (Dashboard) for the Board and community to evaluate the areas we are doing strongly in and areas we need improvement in. Some of the questions included budgets, audited financials, tax returns, minutes taken at meetings, quorum concerns, CIP, etc. The cards given to the board to hold up after each question, color: green, yellow and red. Each member on the board holds up a color. She will be keeping track of all our questions and send a completed spreadsheet after.

Danielle Muir from ROC-NH. I wanted to remind us about the Better Together Grant. It's a quick application and your community could be awarded up to \$2,000. You can go to the Rock USA website and get information there. The application can only be submitted by a member, NOT a board member. The application can be anything to improve your community, The Board can help facilitate it, but the members must submit it. One request only can be submitted. If you can do it this year 2026 you will not be eligible until 2-28 to do another project. This could be setting up a community garden, a cookbook etc. It still must go by the Board to get approved.

Open Forum:

1. Donna Halle: The nice little benches that were made, up on the corner one of them got destroyed. Was that vandalization? Response, Joe (maintenance) no, it was done by a plow truck.
2. Member: The cameras that are going up, where are they going? Response, Joe, the pump house, and the mail house, inside and outside.
3. Members were discussing the grant issue, benches, cookbooks, garden, getting involved as a community, flowers, whiskey barrels, the topic of the grant really got the members talking.
4. Anita noted once we get people interested, she could send out a blast to everyone, see how many responses come back and set up some meetings? The text would come through as Freedom Hill President.
5. Linda Stansfield, 291 Redwood. I have a friend who lives in a trailer park, and it was sold without them knowing and their rent went sky high. Can that happen here at Freedom Hill? The response came from Johanna Beachy ROC-NH. So, if there is one thing I can do to make your mind at ease, I will tell you that you are all in a fantastically stable situation because the residents own this park. There are no takeovers happening with co-ops. This is so important, because it gives you ownership, and so the members are the ones controlling.
6. Member: Speeding problems: This is an ongoing issue, does Loudon Police ever come do drive through? This became a widespread discussion. Response from Anita, we are constantly discussing this issue, reviewing what steps we can take. We can send out a blast to the members reminding them of the speed limit, kids out playing, bicycles in the road, no passing on the hill. Another large discussion.

Any more discussion, none. Anita asked for a motion to adjourn. Helen Bridges-Hamlin made a motion to adjourn the meeting and second by Marlene Martell at 7:56pm

Summary:

Community Volunteers Needed
Trash Management Issues
Special Guest Presentation from Johanna Beachy ROC-NH (Dashboard)
Special Guest Presentation from Danile Muir ROC-NH (Better Together Grants)
Speeding Concerns

Respectfully Submitted

Helen Bridges-Hamlin
FHC Board, Secretary

