

BOARD OF DIRECTORS MEETING

Meeting Minutes

August 10, 2017 6:30pm

Accepted 10/12/17 by BOD
Attested to by Secretary *MBN***1. Call to order, flag salute, and attendance**

The meeting was called to order at 6:30 pm

Seven (7) Member households signed in and one (1) guest and seven (7) Board members were present.

2. Secretary's Report (Liz Peacan)

- Acceptance of July 13 2017 BOD meeting minutes: Donna moved to accept accept as presented; Peter seconded. Motion passed.
- Correction of May 11 2017 minutes: the minutes recorded that the April financials were accepted. However April's statements hadn't been received yet at the time of the meeting. The statements that were accepted were the March 2017 financials. Liz motioned to correct the minutes, Mike M seconded, and motion passed.
- Correspondence: 16pcs of correspondence mailed, 4 of which were Membership related. Others were violations, including 7 that were given to Hodges to compose & mail. Liz requested that the Board look over a sample provided by Hodges. Donna requested that the letters state: Please contact Hodges, instead of contacting the Board. This is a preparation for the possibility that we won't have a Secretary after the Annual meeting in September.
- Membership Committee: 2 member households are in the process of updating their occupancies. Denise Byrne (11 Chestnut) asked if their occupancy was accepted. Explained about the mixup with NH-MA criminal histories, and said would mail their acceptance in writing..
- Other: Annual packets are being edited and will go to press shortly. Hope to mail by Labor Day weekend, or the Tuesday after that

3 Treasurer's Report (Sue Perkins)

- Acceptance of the April 2017 Financial Statements : Peter moved to accept, Donna seconded. R Scovil (8 Dogwood) asked why we are so far behind. Explained that this is part of the correction of May's minutes, that the April statements were never really accepted. May statements were accepted at July meeting.
- Acceptance of the June 2017 Financial Statements: Liz motioned to accept, Mike M seconded. Motion passed. July's statements will be presented and accepted at the Annual meeting

4. Maintenance (Mike McCarthy)

- Updates: ● Thank you to Vicki Southwick & Kathie McMullen for trash pickup during their walks ● Thank you to Lorraine Butler for cleaning the mailhouse ● Thank you to Don Scovil for providing iced coffee for the tree crew ● Russ Pearl starting work on failed retaining wall at 88Pine, and will remove a large rock that is buckling the road next. Other quotes received for road repair wouldn't tackle the rock ● Cleaned the hill twice this week, and there's already more trash out there ● Secured the fence at the well house so that children stay out of the area. There was just enough of a gap where the fence ended and a foundation block was located, where small bodies could fit through ● Found trash dumped behind the well house, but names were left on the boxes and junk mail – someone from Chichester. Police were called, and they induced the perpetrator to come get the trash

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

No report

6. President's Report (Donna Rollins)

- Budget meeting held with accountant, and several proposals are being prepared. Also talked with Diane Benoit at Hodges regarding full management services, and letter-writing services
- Actions Taken Outside a Meeting:
 - The Board e-voted to approve a payment agreement between a Member and Hodges
- Other New Business:
 - Will be taking possession of 82 Chestnut. Haven't heard from the mortgage bank. Doreen Scovil (8 Dogwood): There is an auction scheduled for Sept 19 at 11am. A: FHC still needs to take possession, as rents are not being paid. They need to pay up to own it, and can only auction it with the understanding that the new owners need to be park approved

7. Open Forum (Membership)

- Ed Therriault (190Pine): several lawns in the park are very high. In the rules it states that the park will mow at the owner's expense. What is the expense? A: Mike M said that we can't enforce the collection of the expense because Hodges won't get involved. Kay (55 Chestnut) stated that the park used to do monthly inspections, but now we seem to be relying on the Board to see a yard in need of maintenance. Bunny Bell (185 Pine): why aren't we enforcing the rules to keep property up? Liz stated that we have had to resort to letters threatening expulsion, and it has worked. Donna said we need to keep to the process to enforce: letters include a deadline date to rectify. If not done, the next letter states that expulsion is beginning. Sadly, many violations are only rectified after that letter. Donna stated that we have become a babysitting Board instead of a working Board. Ron Scovil said "We all own a piece of this pie." Bunny replied, "But some eat the pie."
- Chris Clasby of ROC-NH (guest) was asked for his input, as to what other parks generally do. Chris stated that several parks are going to a full management company. But they can't have their cake and eat it too: a cooperative means volunteers and lower expenses; a management company has to be paid for. The trend, however, is for parks to accept a rent increase.
- Even if a full management company is hired, we would need to have a 5-member Board, per Chris
- Kay stated that some want to see the numbers for having employees in the park. A: It is one of the scenarios we are presenting. Chris stated that most management companies supply the employees
- There was much expression of appreciation for the Board and their hard work, and even applause. Ron Scovil especially thanked Peter Bartlett for his service since "day 1." Peter thanked him in a speech that may or may not have included the words "aw shucks."

8. Executive Session and Adjournment

- A motion was made to go into Executive Session at 7:40pm by Donna, and seconded by Liz. Board came out of Executive at 8:23pm. Liz motioned to adjourn and Mike Thibedau seconded. Meeting adjourned at 8:24pm