

Accepted  
By B101D  
10-14-21

Freedom Hill Cooperative Inc  
Board of Directors Meeting Minutes  
August 12, 2021  
Bartlett Shed

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

The Meeting was called to order at 6:32 PM

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

**Members Present:** Helen Bridges Hamlin, Patricia Soto, Mike McCarthy, Peg Sweeney, Larry Tasker, Reynold Six, Gayle Baird, Donna Rollins, Perry Wise, Kenneth Michaud

**Code of Conduct is in effect during meeting, Masks and social distancing were not required per changes in State of NH Covid Guidelines.**

**Secretary's Report:** Anita Wise read the minutes of the FHC meeting held June 10, 2021, Donna Odde made motion to accept minutes as read and Janet 2nded – all approved

**Treasurer's Report:** Donna Odde indicated that after 9 months, revenue is forecasted to come in as projected in the annual budget. Revenue is \$20,000 above year-to-date expectation things that impacted this.

- 1) Reduced outstanding rent several households caught up in July. We received confirmation that a long standing late has been approved Covid housing relief when the funds arrive the account will be paid in full and ahead. The goal will be for that household to remain current or enter into an agreement with the Board to maintain good standing status.
- 2) No vacancies so the allowance for vacancies is reversing. (\$13,500)
- 3) Quarterly royalty from Comcast has increased by \$300 due to more subscribers
- 4) \$550 unbudgeted revenues from sale of backhoe

After 9 Months, planned expenses are running under budget. This in part to:

- 1) Our monitoring budget lines to make sure planned for expenses come in on or close to budget.
- 2) Limiting the needless or unplanned purchases and shopping around for the most cost-effective pricing including changing vendors such as with the true service if something was needed that put a line slightly over our practice of intentionally under spending other lines has helped.

Right now, maintenance expense is trending to be \$20K under budget but the invoice for the water filtration media has not been received yet - \$15K or more.

Utilities are currently \$15.4K under budget, however the Best Septic invoice has not been paid as of yet. We did receive a \$705 refund due to a higher pumping rate. The corrected invoice will be paid approximately \$13K.