

## BOARD OF DIRECTORS MEETING

December 10, 2015 6:30pm

Attested to:   
F H C Secretary  
1 / 1 4 / 1 6**1. Call to order, flag salute, and attendance**

The meeting was called to order at 6:30 pm

Board members present: Liz Peacan, Mike McCarthy, Peter Bartlett, Mike Thibedau, and Sue Perkins, and Donna Rollins, 6 of 9 filled BOD positions.

Members Present: 5 member households signed the log

**2. Secretary's Report (Liz Peacan)**

i Acceptance of November 19 BOD meeting minutes. Donna made a motion to accept the Nov 19 Board Meeting minutes as presented. Motion seconded by Peter. Motion passed unanimously.

i Correspondence: 5 letters were mailed since the last BOD meeting, 1 of which was also served at the premises: 3 were final notices before eviction begun, and 2 were parking violation reminders

i Miscellaneous: A "Well & Water" page was added to the fhcoop.org website. Any content others would like to see included, please submit. Quickly mentioned that the Park Rules Committee Policy & Procedures is being reviewed currently by the BOD, and by next month we should be able to present & vote

**3. Treasurer's Report (Sue Perkins)**

i Acceptance of the October 2015 Financial Statements: Q: Liz asked why the budget has a deficit amount built in. A: the accountant doesn't give the BOD items such as depreciation & amortization, which put the budget into a deficit on paper. Q: Sue mentioned that vehicle maintenance items were put into grounds maintenance, and would speak to the accountant. Sue made a motion to accept the financials, Mike T seconded. Motion passed

**4. Maintenance (Mike McCarthy)**


i Project Updates: ● culvert at 171 was temporarily fixed by Sam Cooper, and he paved the skirt to the storage area ● gates are installed and keys are accessible in the key safe ● sanders are fixed ● fence at 11 Redwood replaced ● Pine Ridge ditches have been cleared ● water leak reported – found pinhole. Thank you to residents for being pro-active ● Still awaiting prices for culvert project in the spring/summer of 2016

**5. Vice-President's Report (Jeff Miller absent; Donna Rollins covered)**

i Park Rules revisions: Donna spoke about how in-person visits have been met with success for non-serious and non-ongoing violations. The BOD members have been given homework of reviewing rules for possible amending at one special meeting, combined with voting on culvert project

**6. President's Report (Donna Rollins)**

i Survey for natural gas: reminder that surveys are available. Gas company will most-likely want at least 50% participation, so surveys will help determine what the interest is in the Park. Also have begun looking into getting solar panels at Bartlett Shed

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## 7. Open Forum (Membership)

- i Q: Lynn Preve (121 Pine Ridge) asked if current members are required to have fire insurance, since new members are being told to acquire it. A: We can't force anyone to carry it, but we're hoping all will review their policy, as it is the homeowner's responsibility to remove the home from the Park if irreparably fire damaged. Lynn Preve spoke about the high cost of insurance, and it was suggested that she shop around for prices. Lynn Trott Askew (153 Redwood) recommended Foremost.
- i Q: Ron Scovil (8 Dogwood) asked if we can require this insurance. A: We can require it, but we can't require a certain amount of coverage, and it is difficult to enforce
- i Q: Doreen Scovil (8 Dogwood) asked when we would vote on Rule #10 regarding FHC being held harmless in the event of fire damage. A: At a Special Membership meeting, as soon as we have all other items ready for a vote too (to combine)
- i Doreen Scovil (Park Rules Committee Chair) Mentioned a wrecked and unregistered car seen in the Park. Kay Wallace (55 Chestnut) also spoke of violations that had been reported at the last inspection (without naming names or addresses)
- i Q: Don Scovil (252 Redwood) asked when his lamp would be fixed, since he'd been assured it would be done before Halloween. A: Kay said that the electrician had told her it was on his list. Donna said she would call him to find out, as there are others in the park who are likewise waiting
- i Q: Lynn Preve asked if her tree is on the list to be trimmed, as last year it went through the roof and she paid to repair roof. A: Donna said it is the Park's responsibility, so if it should happen again, Lynn should not repair it herself. Tree pruning is finished for the year, but Mike M said he would swing by to look at it

## 8. Executive Session:

- i Donna Rollins moved to go into Executive Session @ 7:17pm.  
Seconded by Liz Peacan. Motion passed and Executive Session convened

## 9. Adjournment

- i Peter Bartlett motioned to come out of Executive Session at 8:24pm, seconded by Donna Rollins. Regular Session reconvened.
- i Peter motioned to adjourn Board of Directors meeting at 8:25pm, Mike Thibedau seconded. Motion passed and meeting adjourned at 8:25pm