

BOARD OF DIRECTORS MEETING

February 11, 2016 6:30pm

Attested to by: 
FHC Secretary. March 10, 2016**1. Call to order, flag salute, and attendance**

The meeting was called to order at 6:30 pm

Board members present: Jeff Miller, Liz Peacan, Mike McCarthy, Angella Sears, Shirley Baker-Stewart, Mike Thibedau, and Peter Bartlett, 7 of 9 filled BOD positions.

Members Present: 4 member households signed the log

2. Secretary's Report (Liz Peacan)

- i Acceptance of January 14, 2016 BOD meeting minutes. Peter made a motion to accept the Jan 14 Board Meeting minutes as presented. Motion seconded by Shirley. Motion passed. Liz made a statement regarding the removal of meeting minutes from the mailhouse bulletin board, despite the fact that copies are available there, as well as online. Members Karen Lawrance (28 Willow) & Kay Wallace (55 Chestnut) suggested getting another glass case with lock
- i Correspondence: 12 pcs of correspondence were delivered, some by email & hand delivery: 6 were related to rules violations, 2 regarding late fee waivers, and 3 concerning Membership documents
- i Membership Committee: accepted a new Member into Membership re: 112 Redwood

3. Treasurer's Report (Sue Perkins absent)

- i Acceptance of the December 2015 Financial Statements: Angella Sears (Assistant Treasurer) suggested that we table the financials in Sue Perkins' absence. Mike M motioned to table, Mike T seconded. Motion passed

4. Maintenance (Mike McCarthy)

- i Project Updates: ● Mild winter, but even light storms cause problems: brake lines shattered on one truck, so wasn't available at the latest storm for plowing ● Water discoloration was likely due to State-required adjustments in chlorine levels ● State-required leak test to be performed by Gilford still, but they're locating shut-offs first Q: is that task included in the quote for leak testing? A: Yes ● Received quotes for magnetic vehicle ID signs, and mock-up done ● Asked electrician to get quotes for security cameras at mailhouse ● Trash bin placed in mailhouse; see if works out ● Thank you to Jim Stewart for dropping off Dunkin Donut gift cards for our plowers ● Q: Red flag went up late, and household stuck without water. Karen Lawrance asked if more advance notice could be given. A: Mike M and Angella spoke about how we put the red flag up as soon as we ourselves became aware of water discoloration problem. Water was safe for drinking, and we will continue to post red flags as soon as we know when any procedure will be done that could interrupt water

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

- i Miscellaneous: Jeff thanked Mike M, Mike Southwick, and any others who were involved in snow plowing

6. President's Report (Jeff Miller in Donna Rollins' absence)

- i Actions taken outside a meeting: Donna had made a motion to accept the lower of two estimates received to complete a State-required Water Leak Survey (\$2,100 and \$1,450 quoted). Motion passed unanimously in an eVote.
- i New Gilford Well Contract: The new contract was signed and is on a month-to-month basis now. Requested the Secretary to fax it to Norm Harris and file a copy in the office
- i Income Tax Returns & Audits: Completed, with several copies available. Member Kay Wallace accepted a copy and reviewed during the meeting. Later, she pointed out that the auditor's notes once again mention the need to complete a study to determine the remaining useful lives of common property, and estimated costs of major repairs and replacements required in the future. (The CIP Committee was tasked with this function later in the meeting)

7. Open Forum (Membership)

- i Randy Pratt (112 Pine Ridge) asked again about a speed trailer for the hill. Jeff said he spoke with an officer, and the police dept is down one officer currently. Police can't issue tickets, but can provide license plate numbers to Park. Board spoke again about a census, and requiring license plates to be registered with the park upon becoming members
- i Doreen Scovil (Rules Review Committee chair) briefly reviewed the highlights from the minutes the Committee provided: next inspection April 19, specifically will do inspection to provide a list of homes in the park that do not have house numbers up properly; occupancies are an issue with several homes (the idea of a census was discussed again, perhaps every 5 years); two properties were noted to have dogs outside in the cold weather (can be lodged as a grievance, and Loudon Police Animal Control can be called to observe such cases); inquired about a Special Membership Meeting in April possibly, to resolve the 2 Park Rules concerning insurance
- i Karen Lawrance (28 Willow) suggested that instead of drawing for "free rent" at Annual Meeting, perhaps can offer the money to the maintenance crew/plowers. Kay talked about how a stipend would normally be offered in the past, except last year due to budget concerns surrounding the water crisis
- i Doreen Scovil (8 Dogwood) asked about a locked glass case at the mailhouse for keeping notices which tend to be ripped down or vandalized, like the firearms safety notice. Security camera?
- i Karen Lawrance (CIP Committee) mentioned that the committee will be pursuing street lamps again. Mike M requested to see previous survey done, and suggested LEDs be used. Committee requires a BOD member: Liz nominated Mike Thibedau to sit on the CIP Committee, passed unanimously. Committee tasked with looking into future major repairs, as per auditor's notes

8. Executive Session:

- i Jeff Miller moved to go into Executive Session @ 7:35pm.
Seconded by Shirley Baker-Stewart. Passed and Executive Session convened

9. Adjournment

- i Peter Bartlett motioned to come out of Executive Session at 8:01pm, seconded by Mike Thibedau. Regular Session reconvened.
- i Peter motioned to adjourn Board of Directors meeting at 8:01:38pm, Liz Peacan seconded. Motion passed and meeting adjourned at 8:01:48pm