

Freedom Hill Cooperative, Inc

Minutes accepted into record March 12, 2026

February 12, 2026

Board of Directors Monthly Meeting

Call to order at 6:31pm

FHC only authorized meeting

The Code of Conduct will be in effect

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

Residents: Adam Bergeron, Donna Halle, Larry Tasker, Richard Audet

Secretary Report: Helen Bridges-Hamlin: The secretary's report is for the January 8, 2026. The board has reviewed them and made any necessary clerical corrections and approved them on January 15, 2026. I am asking for these minutes to be accepted in record as presented. Joe Keuenhoff made a motion to accept the record as presented, second by Katrina Riel. All in favor, Aye. Oppose, no. Abstain, no. Discussion. Motion carried.

Finance/Treasurers Report: Katrina Riel: The finance committee did not meet this month, as we were waiting for letters of intent from our community, and none were received, and we will be moving forward with the finance committee. Anita noted the board will have to review until we have people that want to get onto the committee. The board will have to function as the finance committee until we have people that show interest. The treasurers report from December 2025 trending report. See attached trending report

\$629,011.86	Cash Operating
\$148,101.61	Cash Reserve
\$16,052.90	Tax Escrow
\$24,252.20	Accounts Receivable
\$(5,870.00)	Accounts Payable
\$9,248.42	Tax Escrow Funding
\$4,454.26	Capital Reserve Funding
\$74,297.78	Total Income
\$(53,140.09)	Total Expenses
\$21,157.69	Operating Net Income

Anita Wise made a motion to accept Treasurer's report for December 2025 as presented, second by Joe Keuenhoff. All in favor, Aye. Oppose, no. Abstain, no. Discussion. Motion carried.

Maintenance Report: Joseph Keuenhoff:

1. I want to thank Annette Kowalczyk for supplying meals during a big snowstorm, Judy Stickney for bring us snacks and Cabrina Kulish for her support.
2. Last month we spent most of our time snow plowing, including the bypass road, well road, pump road, fire roads.

3. Completed the wood box that will go into the dump truck when we chip brush.
4. This spring we will need to check curb valves for being hit by homeowner plow service. If it was hit by plow it would be the homeowner's expense.
5. Give us room when we are plowing. We only have two mirrors to check for vehicles around us. If you cannot see our mirrors, we cannot see you.
6. The streetlights at the intersections have been completed.

New Reports: CIP- Cher Keuenhoff: I spoke with our TA, Johanna to set up the mini class on CIP on updating forms so that we have everything.

Vice President: Annette Kowalczyk:

President: Anita Wise (Old and New Business)

Old Business:

1. Continuing to work on policy and procedure for committees. We are using the guidelines of ROC.
2. We are still placing flyers on vehicles concerning the winter parking ban.
3. The tires that were dumped in the woods are still under board discussion

New Business:

1. Sad to report that in January and February we had three of our park members pass away. We sent sympathy cards and we did the death benefit for each household to help them get through the first of the month.
2. We made notices of cars being parked at the maintenance shed. If you are going to park there to notify Joe of your name and contact information and he will notify you where to park.
3. We found putting notices at the mail house is not working, so we need to look into a better way on communication with residents.

Business Conducted outside of meeting/: There were two confidential legal matters that the attorney had to attend to. We voted to have the attorney handle these.

Anita: Follow-up issue before open forum. The mail house decoration on malicious damage. We have not had the chance to get with the post office to view the camera. Asked Adam if he knew the time on the camera before resetting. Adam responded he believes it's thirty days. Anita stated we may be way over that before we even started things.

Open Forum:

1. Adam Bergeron, 125 Redwood. I contacted you about the streetlight and you said you would talk to the power company to see if they could redirect that a little bit so it is not so bright in my bedroom window. Anita responded that the power company was notified and asked Joe if he heard back. Joe stated he got an email and he is going to swing by, look at it and determine what he can do to turn the light.
2. Richard Audet, the access road outback needs to be widened a lot more. Joe will look into it.

3. Richard Audet also mentioned the shutoffs. I think they should be a lot higher and get a reflector. The subject turned into a multi discussion with comments from everyone. With all the snow we have gotten most of them are buried. Joe will be looking into this. Anita stated that would be a discussion this summer when we get to looking at it to see what has happened.

Anita asked for more questions, then I make a motion to adjourn this meeting and second by Marlene at 6:59pm.

Respectfully Submitted

Helen Bridges-Hamlin
FHC Bod Secretary

Freedom Hill Cooperative

Trend Report

2025-2026

	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026
Multi-Balance Sheet	Cash Operating (1000)	\$ 647,680.31	\$ 668,046.09	\$ 629,011.86		
	Cash Reserve Total (1135)	\$ 145,594.22	\$ 146,844.22	\$ 148,101.61		
	Cash -R.E. Taxes Escrow (1130)	\$ 44,249.06	\$ 53,497.48	\$ 16,052.90		
	Rent "Accounts" Receivable (2120)	\$ 24,774.30	\$ 16,037.25	\$ 24,252.20		
	Accounts Payable (2151)	\$ (3,900.65)	\$ (1,736.00)	\$ (5,870.00)		
Ledge Report	Tax Escrow Funding-debit to account (1130)	\$ 9,248.42	\$ 9,248.42	\$ 9,248.42		
	Capital Reserve Funding-debit to account (1135)	\$ 4,909.15	\$ 4,905.16	\$ 4,454.26		
	Capital Reserve Withdrawal-credit to the account	\$ -				
Comparison	Total Income	\$ 74,728.32	\$ 75,877.54	\$ 74,297.78		
	Total Expenses	\$ (42,163.31)	\$ (47,664.51)	\$ (53,140.09)		
	Operating Net Income (surplus or deficit?)	\$ 32,565.01	\$ 28,213.03	\$ 21,157.69		
	Explain Operating Deficit					
	Explain why escrow not transferred					
	Explalin Capital improvement - expenditures					

Occupied Homes:	148	148	148			
Vacant Homes:	0	0	0			
Vacant Lots:	0	0	0	0	0	
# of homes for sale - Estimate	0	0	0			
Pending Appllications:	0	0	0			