

**BOARD OF DIRECTORS MEETING MINUTES****February 8, 2018 6:30pm at the Bartlett Shed****1. Call to order. Salute to flag**

The meeting was called to order at 6:30pm.

Board members present: Adam Bergeron, Anita Wise, Sue Perkins, Shirley Baker-Stewart, Brandon Nelson, Rick Webb, and Bob Whitehead, seven (7) of 7 filled positions

Members & Guests present: 6 Member households signed in, and 1 guest

**2. Secretary's Report (Seat is Vacant; Anita Wise)**

- Acceptance of Jan 11 Meeting Minutes: Adam made a motion to accept as presented; Brandon seconded, and motion passed without opposition.
- Correspondence: Anita said she has been checking the FHC Office Box in the mailhouse daily, and so far there have been no complaints or negative notices. Did receive an application for 82 Chestnut
- Membership Committee: Jenn Gouveia (99R) has volunteered to chair the new committee, Shannon Pickering has joined (257R), Shirley is the Board member on the committee, and Liz Peacan (228R) and Kay Wallace (55C) will assist as needed, with training

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

- Acceptance of December 2017 Financial Statements: Finance Committee held a meeting last Thursday, and made the recommendation to accept the financials. The next meeting of the committee will have Dan Hotchkiss of Hodges in attendance. No big payments were made in December, though some were made in January. We have depleted our budget for salt & sand, and will look into this. Sue motioned to have the Dec financials accepted, Adam seconded, motion passed

**4. Maintenance Report (Adam Bergeron and Rick Webb)**

- Director Update: Adam reported that Jeremiah Bentley resigned, as did Sandra Currier (Assistant Treasurer). Rick Webb has volunteered to fill the Maintenance Director position
- Updates: Well #6 is fixed and running at 100% now. Sue has the detail of the work performed by Gilford Well ● Water shut off request at 130R yielded problems with valves, at that location as well as at 131R and 119R – won't shut off. Have ordered three to be replaced at \$800 each. Q: Randy Pratt (112P)- will they put stop & waste valves in? A: Yes. They have to be “all on” or “all off,” and per Rick it is a State regulation that they can't be “pinched” in an attempt to save water use. Adam said they're leaving it to Gilford Well. Q: Mike McCarthy (24C) – There are others in the park that have needed to be replaced too, 153 P and near 236 R – sheared off. ●Cutting edges & snow foil have been added on truck. ● Majority of plowing was done by Jon Gouveia, Doug Campbell, and Paul. ● Rebuilt the sander. Was going to cost \$1000 to replace, but \$300 to hard-wire, so we hard-wired. Newer sander is burning oil, and issue with chain drive. ● Ongoing electrical issues with truck #1 Q: Brandon asked if it can catch fire. A: Yes, need to watch the load on it. ● Adam said they are researching a new truck, or whether everyone would prefer to limp along with the old. Conor McFarland (ROC-NH): last month's meeting there was a conversation about how it would be worth financing a new truck. Sue said there would have to be a Special Meeting with Membership anyway, so it can't hurt to get all the research done now, to have something to present to Membership.

**5. Vice-President's Report (Anita Wise)**

- Nothing further to report

**6. President's Report (Adam Bergeron)**

- Business Conducted Outside a Meeting: The Board voted unanimously to appoint Rick Webb as Maintenance Director. Rick will fill the position as an appointee until the 2018 Annual Meeting, when he can choose to run for election by Membership
- Other new business:
  1. Still 2 (two) directors needed : Assistant Treasurer and Secretary
  2. Conor McFarland (ROC-NH) presented the Fannie Mae option and handed out some articles and sample documents to assist FHC in deciding on whether to become a Fannie Mae park. Benefits: a) rates now are anywhere from 7.5% to 11% while Fannie Mae rates are currently published at 5.1 to 5.2% b) With as little as 5% down, other expenses are absorbed by Fannie Mae, such as appraisal fees, application fees c) can be used for new purchases in park, or to refinance a current mortgage. Q: Anita asked if a home equity loan could be processed through Fannie Mae. Conor was fairly sure that if a homeowner owns their home 100%, they wouldn't qualify for this loan. Donna Rollins mentioned that there are USDA 504 loans specifically for home improvements that are rated around 1% interest. Steps: a) FHC must make an amendment to its By-Laws, and empower the Board to do 3<sup>rd</sup> party transactions Q: Donna Rollins (34W) we may have to go through the Town of Loudon first, according to our By-Laws. Check with Chris Clasby. b) a condition in the by-law amendment that often rattles some parks is that "Fannie Mae won't pay more than 6 months lot rent in the event of a foreclosure." Conor felt that the market in Loudon and in this park would preclude this being a problem, as the home would likely sell before 6 months.

**7. Open Forum (Membership)**

- Mike McCarthy (24C) thanked Kay Wallace for her efforts at getting the light at the entrance fixed. Said there's another one out, but Kay has already called Eversource about it. Sue confirmed that Diane at Hodges is aware of the credit due us from Eversource. Mike reminded Board that the street light at 41C (Stewart) was put in by the homeowners at their own expense, and it is their responsibility.
- Donna Rollins (34W) – are security cameras in the Shed? A: Adam explained that they had been getting prices, but it was placed on back burner when emergencies hit. Still on Board's radar. Q: Mike M asked if cameras will go in the mailhouse. A: Distance is a problem, cameras would need to be on their own system
- Donna asked for permission for the resident at 99P to have guests for a party on Saturday Feb 17 park along one side of the road. Said they wouldn't do so if it was snowing or sleeting. The Board approved this, and also offered to have guests park at the Shed if weather didn't permit it at the roadside.
- Liz Peacan (228R) asked if she could have the key to the glass case at the mailhouse, so that she could maintain it A: Sure!
- Adam asked for any other business before once again thanking plowers & volunteers

**8. Executive Session**

- Adam motioned to go into Executive Session at 7:03pm. Sue seconded. Executive Session convened. The regular Board meeting was adjourned after members came out of Executive Session