

Freedom Hill Co-Op  
February 9, 2023  
Board of Directors Meeting

Accepted 3-9-23

Meeting called to order at 6:30 pm by Janet Verville-Clough President

Salute the flag  
Code of conduct was in effect

Members in attendance

- Janet Verville - Clough, Helen Hamlin, Laurie Regan, Adam Bergeron, Anita Wise, Donna Odde, James Kenney Richard Audet, Richard Goldschmidt, Patty Goodwin, Joe Keuenhoff, Larry Tasker, Louis Smith, Lynne Mitchell, Deb Zarges

Secretary 's report read by Anita Wise VP  
Motion to accept made by Janet second by Donna all approved.

Treasurer's report; Donna Odde Treasurer  
The finance committee met to review the December financial statement. Revenue for December was slightly under budget; however, expenses were also under budget. The sale of 19 Chestnut was completed netting FHC a profit of \$70k. A decision will need to be made to determine best use of funds.  
The financial statement was presented for acceptance. Accepted as presented.

Maintenance Report: Joe Keuenhoff  
Snow Removal - Volunteers' response is great.  
Last storm was wet & slush - helped 7 people pushing spill out of the driveway.  
Sander - Bearings replaced need to jet wash conveyor and refit tub. - Going to order two remote grease kits @ \$44.00 each  
Truck 2 Replaced pow lights with generic. Due to the harness, there is only high beam for headlights. Checked the price for Fisher Plow lights the original cost is \$450.00.  
Have the new lights to install int the mail house. Have items to seal outdoor bulletin boards. On my to do list.

Quotes:

Generator/ Electrical/ door openers - looking for fire alarms.  
Battery Charger - need to pick up new clamps to repair. Wood chipper assembled - need to get hydraulic fluid check & position cut pro shaft - check & adjust safeties.

Hp Fairfield credited for wrong bearings. Use with debit card used my own cc need reimbursement

President Janet Verville-Clough President

Homes on the market

1 Maple Terrace have an interested buyer - will hold escrow for yard clean up  
207 Redwood another interested buyer - escrow for oil tank placement

By Feb 8th 2023, there were some members that did not comply, that received a violation letter. After the violation letter went out, several members submitted their census. Members that did not comply received a letter asking them to contact the board to set a meeting to show cause why we should not revoke their membership. Failure to comply with the 2nd violation letter the BOD will move to start eviction process.

Rules violation letter went out on Jan 23,2023., each member that have failed yard inspection and were cited for the following. If at the spring inspection, it is found the condition of the yard remains the same further action will be taken. Being that there was already snow there was not much more we could do to them to comply.

When the power went out Joe had a sander that went down and was unable to fix it with no power. Joe had mentioned to Janet about getting a generator for the shed. It could be used for many purposes. Joe and the volunteers would have a warm place to stay, equipment could be fix, it could be used as a warming station for members that have no means of keeping warm when the power is out. (As the town did not open up a warming station.) We have a stove and a refrigerator.

We are gathering quotes;  
For a generator system, fire alarm system for the well house & shed and 2 garage door openers

Once we get all the quotes, Janet will be calling a special meeting.

Joe, Anita & Janet are still surveying the tree situation

Received a call from Aquamen about the arsenic upgrade plans from the state should be approved sometime next week.

Oil tank rule all oil tanks must be outside not under mobile homes. The board will be doing inspections this spring and summer.

Business conducted outside of meeting

Voted into membership 96 & 102 Pine Ridge - documents in members files.

We lost a member of our community the board voted to pay the death benefit to the surviving spouse.

Open forum:

Why wait to move oil tanks until home is sold? Homeowners are responsible for spills or leaks. Very expensive. There are RSA laws about the placement of oil tanks.

Review policy & procedure move forward with review & changes

We have a new vendor for all septic services.

Members asked about pellets not wood piles in clear view of the road. Semantics wood pellets are not spelled out in the rules. We will review and clear intent of rules

Adam will start cutting trees as weather permits.

7:47 Janet made a motion to adjourn James's 2nd meeting adjourned

Submitted by A Wise VP