

BOARD OF DIRECTORS MEETING

ATTESTED TO BY FHC SECRETARY
ACCEPTED BY BOD 2-16-17

January 12, 2017 6:30pm

**1. Call to order, flag salute, and attendance**

The meeting was called to order at 6:30 pm

Board members present: Donna Rollins, Liz Peacan, Mike McCarthy, Peter Bartlett, Shirley Baker-Stewart, Jeff Miller and Sue Perkins, 7 of 8 filled BOD positions.

Members Present: 5 member households signed the log

2. Secretary's Report (Liz Peacan)

i Acceptance of December 8, 2016 BOD meeting minutes. Liz made a motion to accept the meeting minutes as presented. Motion seconded by Donna. Motion passed unanimously.

i Correspondence: 5 pieces of correspondence were sent since the last BOD meeting, pertaining to an eviction, membership concerns, and violations

i Membership Committee: an interview is scheduled for tonight during Executive Session, re: 106 Redwood. The Occupancy Agreement document has been updated to include a Census Form, as per the new rule voted in at the Annual Membership Meeting.

i Other: the new Park Rules are being prepared to be delivered this coming weekend and through the end of the month. Thank you to Mikey Peacan for his help in typing labels, stuffing envelopes, and delivering the documents

3. Treasurer's Report (Sue Perkins)

i Acceptance of the November 2016 Financial Statements: As only Peter received a copy of the emailed financials, Donna motioned to have these tabled this month. Peter seconded, and the motion passed without opposition

4. Maintenance (Mike McCarthy)

i Project Updates: Doing their best despite equipment breakdowns ● was away during recent storms, thank you to Ed Rollins, Jon Gouveia, Mike Southwick, Lou Jodoin for holding down the fort ● Thank you to Bill & Mikey Peacan for being available at the Shed while the sanders were being repaired ● 1 sander is down for 2 weeks, parts should be in next week (it's the oldest sander, and we should think about having to replace it soon) ● Thank you to Jim Stewart & Lou Jodoin for providing Dunkin' Donut cards for the plowers ● Still receive some complaints about the way the plowing is being done. Please don't leave notes on the bulletin boards in the mailhouse, unless you intend to volunteer & do a better job. Most problems are with the speed & skills of the driver, not the roads. If we farmed out the plowing, not only would it be expensive, but we would get one "swipe" in 4" and at the plower's discretion, and subject to his schedule. Kay Wallace (55 Chestnut) stated that she thought our volunteers were doing a marvelous job. She saw someone go into the bank during an "iffy" morning, but she kept her car in low and made it fine. Donna Rollins requested that if anyone has a complaint or comment or suggestion, that it be put in writing and dropped in the FHC Office Box in the mailhouse, preferably with a name included so that we can respond

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

- i No report

6. President's Report (Donna Rollins)

- i Actions Taken Outside a Meeting: The Board voted to waive the February rent for a tireless volunteer
- i Miscellaneous: Donna repeated her request that residents use the FHC Office Box in the mailhouse to submit written & signed comments, complaints, or suggestions. She asked that folks keep it clean & civil, and reminded that this a cooperative community. We should be working together to have the park run as smoothly as everyone would like. Writing on posted notices on the bulletin board is a waste of the community's money, as everyone pays for the paper. Disrupting or discouraging the volunteer service of another resident doesn't fit within a cooperative

7. Open Forum (Membership)

- i Q: Dave Green (26 Dogwood) asked if there is liability to the park if someone does go off the road. A: Donna explained that if the roads are safe & drive-able, the park is not liable. Dave asked what would happen if the park was sued. Peter commented that drivers can no more sue us than anyone having an accident on Loudon's roads can sue the State or the town. Mike M said that once we're aware of a storm, we get our guys out there, and usually everything is sanded & salted right away. We have already gone through more sand mix this year than other years. One load costs \$1300. Jeff said we're indemnified, and Dave commented that he hopes "we are protected for that contingency." Jeff, Donna, and Peter replied that we are.
- i Q: Dave Green asked for clarification on the Rent Box and when it is actually checked, as the rules state one thing, our website says another, and the box itself doesn't seem to be in agreement. Liz said she would re-post the informational poster in the mailhouse glass case, and create a new page on the website regarding paying rent. Rent is always late after the 5th, and the box is checked more frequently than the rules indicate, but that's a courtesy only, not a right
- i Q: Dave Green inquired about receiving an eviction notice from Hodges in the same envelope as a late notice. It was explained that Hodges handles late rent the same way for all their clients & properties, and we don't have a say in the procedure. It costs \$15 for Hodges to serve, but it would cost us \$80 to serve with a sheriff's fee. It's always best to talk to the BOD, as they can inform Hodges of any extenuating circumstances, to possibly prevent service of eviction notices

8. Executive Session:

- i Donna Rollins moved to go into Executive Session @ 7:06pm.
Seconded by Liz Peacan. Motion passed and Executive Session convened

9. Adjournment

- i Peter Bartlett motioned to come out of Executive Session at 8:32pm, seconded by Shirley Baker-Stewart. Regular Session reconvened.
- i Liz motioned to adjourn, Shirley seconded, and the meeting adjourned at 8:33pm