

BOARD OF DIRECTORS MEETING

Attested to: 
Feb 11, 2016 FHC Secretary

January 14, 2016 6:30pm

1. Call to order, flag salute, and attendance

The meeting was called to order at 6:35 pm

Board members present: Jeff Miller, Liz Peacan, Mike McCarthy, Angella Sears, Shirley Baker-Stewart, Sue Perkins, and Donna Rollins, 7 of 9 filled BOD positions.

Members Present: 3 member households signed the log

2. Secretary's Report (Liz Peacan)

i Acceptance of December 10, 2015 BOD meeting minutes. Liz made a motion to accept the Dec 10 Board Meeting minutes as presented. Motion seconded by Jeff. Motion passed with 2 abstaining due to absence from Dec 10 meeting.

i Correspondence: 6 pcs of correspondence were delivered, some by email & hand delivery: 4 were related to Membership & Occupancy documents, 1 was related to violations, and 1 was informational

i Natural Gas Surveys: Surveys have been available at the mail house and online, but only 7 were received to date, 5 expressing interest in the possibility of natural gas for their homes

i DES Compliance Letter: Gilford Well is addressing most of the outstanding pieces, but FHC is able to handle the posting of educational materials in a public place. DES Fact Sheets on water conservation are on our website now, and printed versions will be available at the mailhouse and in the meeting room shortly

i Rules Committee Policy & Procedures: Donna made a motion to accept the January 14, 2016 Revision of the Park Rules Review Committee Policy, with an Addendum of "Procedures for Handling Violations." Liz seconded and the policy revision was accepted into current operating policies. Confidentiality Agreements were distributed to the committee members for signatures

3. Treasurer's Report (Sue Perkins)

i Acceptance of the November 2015 Financial Statements: Donna made a motion to accept the financials, Sue Perkins seconded. Motion passed with 1 abstention

4. Maintenance (Mike McCarthy)

i Project Updates: ● Septic was dug and checked at Bartlett Shed; it is vented; likely that the new & infrequently-used nature of the toilet resulted in troubles last year. Suggested that it be used more, as there was hardly enough **REDACTED** to keep the system moving. Potty party? ● Trees at 121 Pine were investigated & handled ● the electrician is still working through his list of lamp posts. Mailhouse was wired for sensors ● Shelves installed in the office ● During the first snow storm of the season, Truck #2 had problems. Corrected and fine during snow storm #2 ● Culvert estimates have stalled. Jeff suggested Russell Pearl, as he indicated interest in a conversation ● First load of salt/sand depleted. One request of Peter, and the delivery was handled. Thank you Peter! ● Could use more plowers on the roster! ● Backhoe having electrical problems; would like to address before they get serious ● 2011 Chevy needs to be run on the highway, so Mike takes it to 393/93 occasionally to get it to 65mph ● Sander showed minor issue after first storm; went back to mechanic

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

- i Miscellaneous: Jeff inquired of the height of the outgoing mail slot at the mailhouse, since this concern had been raised at a prior meeting. Mike M will check with Larry Cleasby about re-modeling. Q: Randy Pratt (112 Pine) asked about any updates on security cameras at the mailhouse. A: Not too many problems there lately, but will get prices

6. President's Report (Donna Rollins)

- i Driveways & parking: Residents are not cooperating. This becoming a hot bed issue, especially after culvert work is done, to keep expenses down. The Cooperative has already put money into several of the culverts. Parking off the edges of the driveways causes the pavement to break apart. Abuse is difficult to handle. Would like to propose that, starting tonight, the "1-2-3 notices" get sent to any who are in gross violation, with cars off the driveway, especially where the driveways were only recently repaved at great expense. Q: What is the occupancy of the home? A: Even if the occupancies are up-to-date, 16 year-olds can be drivers, so it isn't as if we can restrict the number of cars to the number of adults in the home. Q: Angella suggested we have the homeowners sign-off on the responsibility & liability of replacing the driveways themselves, at their own expense, if they insist on parking in this manner. Kay Wallace (55 Chestnut) spoke about the driveway extension permit in the rules, and how, once extended, they are supposed to be maintained. Donna would like to set up a meeting to address ONLY this issue, and have us all give some thought to it, gather ideas. Would like to keep repair and maintenance expenses to just that – regular maintenance, and not fixing issues caused by non-compliance & rebellion of a few residents

7. Open Forum (Membership)

- i Kay Wallace (Rules Review Committee) thanked the Board for responding to the Committee's notice regarding an unsightly, dilapidated fence at the Bartlett Shed, and replacing it
- i Randy Pratt (112 Pine) expressed concerns over speeding in the park, and suggested we put up one of those trailers that note your current speed. Jeff Miller said this could represent a challenge to some, especially teens, rather than a deterrent. Asking the police to post a patrol car on the hill was discussed. Donna and Jeff decided to make an appointment with the police to brainstorm for solutions
- i Doreen Scovil (8 Dogwood) mentioned that the firearms notice in the mailhouse was first vandalized, then disappeared. Also, a TV had been left in there, but is now gone

8. Executive Session:

- i Donna Rollins moved to go into Executive Session @ 7:37pm.
Seconded by Liz Peacan. Motion passed and Executive Session convened

9. Adjournment

- i Liz motioned to come out of Executive Session at 8:44pm, seconded by Shirley. Regular Session reconvened.
- i Jeff Miller motioned to accept new Members interviewed for home located at 112 Redwood. Mike M seconded, and the motion passed.
- i Sue Perkins motioned to adjourn Board of Directors meeting at 8:48pm, Jeff Miller seconded. Motion passed and meeting adjourned at 8:48pm