Freedom Hill Cooperative, Inc

January 8, 2026

Board of Directors Monthly Meeting Accepted into record as presented February 12, 2026

Call to Order at 6:30pm

FHC only authorized recording

The Code of Conduct will be in effect

Board Members in Attendance: Joe Keuenhoff, Cher Keuenhoff, James Stewart, Helen Bridges-Hamlin, Marlene Martell, Mat Moses, Anita Wise, Katrina Riel, Annette Kowalczyk

Residents: Kayla Moses, Linda Stansfield, Remy Cloutier, Lary Tasker, Donna Halle

Guest: Johanna Beachy, ROC-NH

Summary:

- Acceptance of December 11, 2025 FHC Board Monthly Minuets
- Treasures acceptance of November 2025 finance with trending report
- Maintenance cameras connection at pump house and mail house
- CIP follow up
- Census update
- Snow Parking Ban- Flyers
- Vandalism at mail house
- Upcoming ROC Seminars

Secretary Report: Helen Bridges-Hamlin: The FHC Board of Directors monthly meeting, December 11, 2025, has been reviewed and approved by the Board on January 3, 2026. I am asking to have these minutes accepted into record as presented. Joe Keuenhoff made a motion to accept the minutes as presented, second by Marlene Martell. All in favor, Aye, oppose, no, abstain, no, discussion. Motion carried.

Treasurer Report: Katrina Riel: The board met, Jan 7, 2026, to review the financials. By next month we should have all the policies and procedures together to move forward to appoint and establish a Finance Committee. We are still using the trending report for November 2025 presented as follows.

\$668,046.09	Cash Operating
\$146,844.22	Cash Reserve
\$53,497.48	Cash R.E. Taxes Escrow
\$16,037.25	Rent "Accounts Receivable"
\$(1,736.00)	Accounts Payable
\$9,248.42	Tax Escrow Funding

$4,905.16 Capital Reserve Funding
None Capital Reserve Withdrawal
$75,877.54 Total Income
$(47,664.51) Total Expenses $28,213.03
Operating Net Income.

I am asking the November 2025 to be accepted as presented. Anita made a motion to accept the November 2025 financials be accepted as presented, and second by Joe Keuenhoff. All in favor, Aye. Any oppose, abstain, no. Discussion. Motion carried. Trending Report Attached.

Maintenance Report: Joseph Keuenhoff'

1. Plowing and sanding have been going on heavy these past months. Sanding usage has increased over the last year.
2. Cameras are connected at pump house and mail house. Need to check with Art Michaud to assist with refreshing the HD app to view from the office.
3. We repaired the donated riding lawn mower with the parts that came with it. We have one riding lawn mower ready for summer.
4. Working on small equipment to be prepared for spring maintenance.
5. Chevy sander needed repair. We adjusted conveyor drive and replaced spinner cage.
6. Aquamen dug two curb valves and replaced them. Will need to have driveway patched in the spring.
7. Thank you to Helen Hamlin for the donation of water and coffee creamer in memory of Archer. Donna Hallee for the homemade treats and Steve Peter's and Kerry Schmidt for the donation of K cup coffee.

New Reports: Cher Keuenhoff: Working on getting pictures off the phones, mine, and Bonnie's.
Anita suggested before the pictures are deleted off the phones to make sure, they have been put on the computer. Helen asked if the pictures could be put on a flash drive. Cher stated that she did not have an adapter for her phone to do that. Katrina said she may have one.

Johanna commented that Michelle Stevens the ROC CIP specialist has worked with you before. Please contact her again to set up a meeting for her to help you go further with CIP.

Vice President Annettee Kowalyczyk. No reports currently

President: Anita Wise (Old and New Business) Old Business:

1. Census: We have all but 11. Helen and I are going to call them. Then we will be able to complete Joe's report. For future septic pumping.
2. One member stated an issue on the rule; we sent an email and put a letter in their file that the rule violation has been removed and noted it will corrected next annual meeting with a clarification.

3. We have the policies and procedures completed. They will be put on the website once everything is reviewed on the website.
4. Tires dumped in the woods; we are going to have to pay to remove them New Business:

1.Placing flyers on cars that were non-compliant with the winter ban.

Open Forum: Q/A
Question: Donna Halle: Do we know who vandalized the pots at the mail house? The time frame thought to be around the week of December thru December 11th. Anita replied not at this time. This led to a wide discussion on the mail house, the camera issue. Joe tried to explain it is not an easy access, because we have to go through the us postal service to access the camera, which means we need the U.S postal department there to unlock it. This is a timing issue. That is why we are trying to get the camera to the maintenance shed. Also Anita responded we have had some board members out. This issue is in a follow-up priority.

Johanna from ROC NH – Flyers for the upcoming training, a heads up on March 21, 2026,Home Energy Efficiency and March 28, 2026 ROC Essentials. Flyers will be posted in the mail house as soon as we receive them.

Anita Thanked Johanna for coming to our meetings for support and helping us learn to make our Park a better and safer place to live.

Anita made a motion to adjourn at 7:10 PM
Helen Second
Meeting adjourned at 7:10PM

Minutes respectfully submitted by Secretary Helen Bridges-Hamlin____________

Freedom Hill Cooperative

Trend Report

2025-2026

		October 2025	November 2025
From Balance Sheet	Cash Operating (1000)	$ 647,680.31	$ 668,046.09
	Cash Reserve Total (1135)	$ 145,594.22	$ 146,844.22
	Cash -R.E. Taxes Escrow (1130)	$ 44,249.06	$ 53,497.48
	Rent "Accounts" Receivable (2120	$ 24,774.30	$ 16,037.25
	Accounts Payable (2151)	$ (3,900.65)	$ (1,736.00)
From General Ledger Report	Tax Escrow Funding-*debit to account (1130)*	$ 9,248.42	$ 9,248.42
	Capital Reserve Funding-*debit to account (1135)*	$ 4,909.15	$ 4,905.16
	Capital Reserve Withdrawal-*credit to the account*	$ -	
From Budget Comparison	Total Income	$ 74,728.32	$ 75,877.54
	Total Expenses	$ (42,163.31)	$ (47,664.51)
	Operating Net Income (surplus or deficit?)	$ 32,565.01	$ 28,213.03
	Explain Operating Deficit		
	Explain why escrow not transferred		
	Explalin Capital improvement - expenditures		
	Occupied Homes:	148	148
	Vacant Homes:	0	0
	Vacant Lots:	0	0
	# of homes for sale - Estimate	0	0
	Pending Appllications:	0	0