

Freedom Hill Cooperative, Inc

January 9, 2025

ACCEPTED MARCH 13, 2025

HS

Board of directors Monthly Meeting

Call to order at 6:24

Salute to Flag

The Code of Conduct will be in effect

Board members in Attendance: James Kenney, Joe Keuenhoff, Cher Keuenhoff, Richard Audet, Tara Campbell, Donna Odde, Helen Bridges-Hamlin

Membership: Jim Stewart, Art Michaud, Katrina Reil, Roger Rivet, Donna Halle, Annette Kowalczyk, Anita Wise

Guest: Anna Lynn Campbell, Laurie Regan

Secretary Report: Helen Bridges-Hamlin

Acceptance of December 12, 2024, minutes with one correction. Motion accepted by James Kenney, seconded by Tara Campbell, all in favor.

Financials and Treasurers Report: Donna Odde

Acceptance of Financial Statements November 2024. Motion accepted by James Kenney, second by Tara Campbell, all in favor.

Treasurers' Comments:

1. For the month there was a net profit of \$3250 and for two months at \$4957 one reason there are no vacant lots, and we received the commission check from Comcast for \$1661.
2. Looking at the net income for the year, we are ahead of \$1400.
3. There are still some major expenses to come in the spring.
4. Cher and I ventured down the route looking for some documentation for CIP.

Maintenance Report: Joseph Keuenhoff

1. Thank you, Helen Hamlin, Cher Keuenhoff, James Stewart, and Doreen Scovil, for providing the volunteers for coffee, hot chocolate, coffee creamer and snacks.
2. A building permit for a fence at 228 Redwood was approved.
3. A fire permit for 319 Redwood was approved.
4. A new portable speed sign is in, and you will see it at random places.
5. Three new overhead lights installed in the service bay, LED energy efficient lights.
6. New passcode locks are in the office for better security.
7. Tree list is growing. As we receive the issues, Adam and I will check them out.
8. Checking with companies that do CHIP sealing of roads. According to what I have found out the roads can last four to five more years under normal use.
9. General maintenance of equipment such as snow blades, oil checked and so on.
10. The recent purchase of the snow pusher for the tractor is working very well. The use of this piece of equipment is saving a lot and wear and tear on the trucks and plows when doing the bypass road, fire roads to the pump house, well road and storage area.
11. We did some burning brush before the year ended and needed to renew our fire permit for 2025.
 - 11.1 Permit applications are in the mail house, fill them out and put them in the FHC lock box.

- 11.2 I will check the area you are requesting and if it is your first the fire department may visit your location. You can get your permit online for a fee or visit the fire department and get it free.
12. We spent a few days cleaning and organizing upstairs, which included building shelves for storage.
13. The new address for the Mail House is 10 Pine Ridge Road.
14. Getting prices from Consolidated to have wi-fi installed at the mail house and pump house. This will enhance the camera security by bringing the signal to the office. Adding cameras in the pump house will do the same.
15. Installed a motion light in the bay area will also enhance the ability of the existing system.
16. The fire department will be sending information on the installation of the fuel tank for diesel fuel if the board wishes to proceed with this project.

New Reports: CIP: Cher Keuenhoff. No reports for this month

Vice President: Adam Bergeron: Adam is absent this month (not feeling well) No issues to report.

President: James Kenney
Old / New Business

Old Business:

1. Follow up on the decoration issue. I have reached out to the park attorney on the decorations. We can decorate, but we have to vote on it. If the majority of the co-op says we can decorate, we can decorate it however we want. We do not fall under any civil liberties acts or anything like that because we are private property. I would rather wait till September, so everyone has a say on it.
2. Donna Halle, I am going to address your trees. Adam looked at them, they looked good and healthy, but he said he could cut them, so he could cut them in the spring.

New Business: None

Business Conducted outside of meeting: None

Open Forum

Q1. Annette Kowalczyk, Donna, were you able to find out about the line items for the media and the truck and anything?

- A. Donna Odde. The truck expenses are showing up on the monthly financial statements in the G/L detail as a transfer and those are being documented into the operations account. You are still looking at the water filtration (media) because it falls off the balance sheet at some point in time, I was sick the last couple of weeks, so Annette we will not let that drop but continue to look at it.

Q2. Annette, OK, because the concern is to get it into some sort of capital reserve or something so it doesn't end up in the operating account and so it doesn't get missed from year to year and BOD to BOD.

A. The challenge is that it's there, but the inventory hasn't been purchased. If we had pre-purchased the media, we'd account for it differently as a pre-paid expense. So, we need to look at how to track it without tying it up in the capital reserve account. Because once it goes into The reserve account, you need bank lender permission to get it back out, So I hear you that we want it designated that the \$400,000 in the operating account, \$37,000 or whatever the number is, is reserved for a special, earmarked. I have heard your concern and we're going to get to that.

Q3. Annette, I went online to look at the bank statements (corrected by Donna, there are no bank statements online, only financial statements, and there are two financial statements that need to go up). Ok so those two financial statements, in the amount that were paid on the balance sheet for Bank of New Hampshire and Freedom Hill and the other are they all showing the three checks or is it still the two?

A. I am working with Maria to say, please show me out the paper trail because I've got a park member who wants to see those transfers being made.

Note: More discussion back and forth on financial statements, balance sheet, general ledger, line items being worked out with Hodges (Maria) to say please outline this so that we can see it.

Interruption with an individual leaving that could have explained it as she was an accounting resource at the time when some of these things came up on financing. She was told she did not have a voice and cannot talk, therefore cannot help you and left.

Donna Odde any other questions? No

Helen Hamlin, who was that member that left?

Donna Odde, that was Laurie and she was a guest tonight.

Helen, are there any other questions?

James, no, we are done, I make a motion to adjourn.

Meeting adjourned at 6:55pm

Respectfully Submitted

Helen Bridges-Hamlin, FHC Secretary

