

APPROVED

FREEDOM HILL COOPERATIVE, INC.
Board of Directors Meeting Minutes
July 14, 2022

Board Members in Attendance:

President Janet Verville-Clough
Vice President Anita Wise
Secretary Tara Campbell
Treasurer Donna Odde
Asst. Treasurer Tom Clough
Maintenance Director Joe Keuenhaff
Director-at-Large Louis Smith

Members in Attendance:

Larry Tasker, Helen Hamlin, Shirley Chamberlin, Richard Audet, Doreen Scovil

6:33pm : Meeting called to order by Janet Verville-Clough

Salute to the flag

Code of conduct was in effect during the meeting

6:38pm: Meeting minutes from June 9 were read by Tara Campbell and accepted.

6:40pm : Treasurer's report for April and May – Donna Odde

9 months into the fiscal year. Based on revenue projection, we are \$6k ahead, mostly due to no vacancies.

The expenses include an appraisal of the park and some infrastructure work we've had done in order to move forward with the refinance of our loans. Budgeted \$82k for expenses – we were \$21k under. In regard to utilities, we were \$11k under budget mainly due to less heat and hot water usage. Administrative was overspent by \$3,600. Mainly due to attorney fees / court costs.

We are still working with members that are unable to pay their lot rent on time, but we are serious about collections. 4 out of 5 homes in the past 6 months have made good on their payment arrangement.

Income loss of \$848. Too early to tell if there will be enough of a surplus to funnel back to members in way of rent decrease for next year.

6:48pm : Both April and May financials are accepted.

Donna continues with park progression and states it is that time of year to start presenting to membership the actual cost of maintaining the park.

Beginning August 1st, cooperatives are no longer able to charge non-members a rate that is more than \$25 a month more than the member rate. This will impact the community. The board will prepare a budget option by next month's meeting that can be presented to membership at the annual meeting.

6:53pm : Donna's Budget Brain Dump

Donna asks the board to take three minutes to call out an item that needs to be addressed, and requires money.

Joe : crack filling Anita: 1 or 2 solar speed limit signs that posts actual speed Joe: fix heating in the upstairs of the shed Tom: culvert cleaning/repair/replace Donna: survey Joe: paving Anita: engineer

Donna then asks the members.

Doreen: screens for culverts Larry: stricter rules regarding members' yards Helen: new street signs with numbers on them (ex: REDWOOD RD 319-269)

Donna asks members to speak with their neighbors to present some ideas too with the hope that at our annual meeting, the board will have a better understanding of the needs of the community.

7:01pm : Statement regarding 99 Pineridge. What really happened?

All ledger transaction regarding the sale and purchase of 99 Pineridge have been obtained. The home was foreclosed in 2016. The Community Loan Fund found the home to be in too poor of condition and did not want to take on the burden. They approached the board and offered the home to Freedom Hill for no cost other than the fees incurred through the foreclosure. The home was listed at public auction, 1 bid was accepted for \$17,000. The Community Loan Fund spent \$2,632 in foreclosure costs. The original owner had some outstanding expense of \$1,000 that the board paid. Donna Odde would like it stated for the record that the Board President at that time, Donna Rollins, was telling the truth in the July meeting. The question is now . . . did Donna Rollins abstain from voting on the acceptance of the house, as the home was purchased by her family member. Donna Odde states it would be in everyone's best interest to know the facts surrounding this mystery from 2017.

Larry asks, "What about the barrel"?

Donna explains that if/when we receive an invoice for the removal, we can track down who the barrel belongs to, but with attorney fees, it might not be worth pursuing, In any case, this is to be a lesson learned and this board will do what is necessary to be sure the park is not placed in this type of a situation in the future.

7:16pm : Maintenance report from Joe Keuenhaff

Leaf/brush pick up continues. A large pile on Pineridge will be collected tomorrow.

Some paving has been done.

The culvert in front of 185 Pineridge has been dug out, crushed stone has been laid. The cost was \$2,500.

The areas near the generator and pumphouse have been mowed and weed whacked. We've purchased 4 battery operated leaf blowers and weed whackers in hopes that more members can volunteer their time to help in the upkeep of the common areas.

The septic system at 247 Redwood has been completely replaced, including the leach field. Joe watched the whole process and learned that the system that had been put in was an environmental one. This made the system work harder and the system was being over used for its type. The septic plan is for a 2 bedroom home, whereas this home is a 3 bedroom and has a jacuzzi/garden tub that is used often. The new system should be of optimal performance.

There is still 2.5 miles of ledge pack that needs to be done. A lot of crack filling is being planned. These are recommendations from our lenders to give us more time until we can do bigger projects.

We had vendors come to check on our water system. Our system will be fully mapped out per state regulations. Joe asks that we go easy on the water from here on out. A notice will be posted along with the water flag at the mail house.

Tank cleaning will be done and that will cause us to lose 20k gallons of water per tank. If anyone is curious as to why it costs so much to maintain our water system, there is an open invitation to would like to take a tour of the well house.

7:42pm : Maintenance report concluded

7:43pm : New Business with Janet

Janet has received two violation letters regarding the water. In the past 6 months, we have paid \$23k to have arsenic canisters repacked. We've failed water tests twice since this was done and Gilford Well doesn't seem to be in a hurry to help us get on the right track with this, or any other repairs that are needed. The board agreed it was time to find a new water company and spoke with "Aquamen Water Solutions" out of Northwood. Prior to the company coming to take a tour, they did their own research and were excited to take us on as a client. They've also stated that the transition process from Gilford Well to them should be successful.

Donna makes a motion to move forward with the change in our water company from Gilford Well to Aquamen. Anita seconds. Motion approved.

7:56pm : New Business concluded

Board of Directors Meeting Minutes

July 14, 2022 Page 3

7:57pm :: Other Notes

90 Redwood is still pending

No other homes for sale at this time.

Janet and Joe have finished junking. Another \$70.98 goes toward our end-of-summer-community-bbq, bringing the total to over \$450. Fliers will be made and delivered. We would love volunteers to help with the planning, set up and running of the games.

A friend of Janet and Tom's got a new grill and donated the one they replaced to the park.

8:07pm : Open Forum

Doreen asks Joe how long it will take for the water tanks to refill / regain pressure after they are cleaned. Joe states they will not lose pressure. A discussion about what will happen with the 40k gallons of water we will have to dump. The water will essentially go right back into the system, but bring a bucket. 🗑️

8:15pm :: Meeting adjourned

SUBMITTED BY:

Tara Campbell, Secretary

Board of Directors Meeting Minutes

July 14, 2022 Page 4