

Freedom Hill Cooperative, Inc

Board Approved July 2, 2026

June 11, 2026

Accepted into record July 9, 2026

Board of Directors Monthly Meeting

Call to order at 6:30pm

Freedom Hill Cooperative (FHC) only authorized recording

The Code of Conduct will be in effect

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

Members in Attendance: Patty Goodwin, Richard Goldschmidt, Linda Stansfield, Lisa Blanchard, Larry Tasker, Richard Audet, Remy Cloutier, Emma Shepard, David Horn, Donna Halle

Guest: N/A

The President, Anita Wise asked if everyone has signed in and call meeting to order at 6:30pm, asked everyone to stand to salute to the flag, she also noted the only authorized recording will be FHC recording and the code of conduct will be in effect during the meeting. The President than asked to have the secretary's report.

Secretary Report: Helen Bridges-Hamlin: The Board of Directors (BOD) reviewed the monthly minutes of May 14, 2026, and approved them on June 7th. I am asking to have these minutes accepted as presented on record. Joseph Keuenhoff made a motion to accept the secretary's report into record as mentioned because the BOD reviewed it previously. Motion second by Anita Wise. Any discussion-no, all in favor-Aye, any opposed-no, any abstain-no. The motion carried.

Treasurer's Report: Katrina Riel: The April 2026 Trending Report is:

\$743,911.02	Cash Operating
\$153,109.03	Cash Reserve
\$ 48,699.57	Cash R.E. Taxes Escrow
\$ 29,957.78	Rent Accounts Receivable
\$ (3,565.46)	Accounts Payable
\$ 7,953.42	Tax Escrow Funding
\$ 4,451.78	Capital Reserve Funding
\$ 74,473.00	Total Income
\$(50,295.96)	Total Expenses
\$ 24,723.38	Operating Net Income

A motion was made by Helen Bridges-Hamlin to accept the April 2026 trending report as presented into record and second by Cher Keuenhoff. Any discussion-no, all in favor-Aye, any oppose-no, any abstain-no. The motion carried.

Finance Committee, Katrina Riel: The finance committee met Tuesday, June 2nd at 6:30pm. We review the monthly financials and during that time I mentioned Cher has been kindly letting us use her Amazon account to purchase items for the co-op. I suggest that the co-op have their own account. Standard membership fee is \$139 for the year. I Katrina make a motion that we open our own Amazon account. Second the motion by Annette Kowalczyk. Any discussion: the discussions were; does it come with Prime, how is this account going to be used, is the company's debit card going to be used, does Amazon have their own credit card, is this going into the budget next year, are we going to be using the office budget for now. The motion is on the floor, any more on discussion, no. The vote is all in favor-Aye, any oppose-no, any abstain-no. The motion is carried to get the Amazon account.

Maintenance Report: Joseph Keuenhoff

1. We removed the 3" inch speed bumps and replaced them with the 2" inch speed bumps.
2. Had a water leak from a broken pipe in the bathroom, so I had to shut off the water at the main curb valve until it was repaired. No cost to the cooperative.
3. Cleared a lot of brush and leaves near the storage area.
4. Cleared a lot of brush, leaves, and trees on big curve by 258 Redwood.
5. Worked with United Tree Service cutting and crowning trees on Redwood. Redwood road is complete.
 - 5.1 Did a walk around Maple Terrace, Dogwood Terrace, Chestnut Circle and Willow for tree issues. When that quote comes in it will be reviewed by the Board for approval.
6. We will be going around Redwood to pick up usable logs from the tree cutting for the residents to burn if they have wood stoves. This is available at no cost; all you have to do is be willing to come help cut and split it.
7. While surveying trees that need to be cut or cropped, it was discovered that some backyards really need a good cleaning. Remember you may not be able to see it, but your neighbor can

Anita thanked Joe and noted; now some that trees are cut down, while driving around you can see a lot more, so if you have a mess in your backyard you need to clean it up. Going on to new reports:

Reports: CIP by Cher Keuenhoff: Our monthly meeting was on June 10th, and we will be holding another meeting on the 17th of June. We continue to look for long along with the financial issues, trying to sort out what goes in, what goes on, where on our presentation. We have been meeting with Michelle from Rock and going to have another zoom meeting with her. We also have been working with Hodges and Bank of New Hampshire, getting some clarification on some issues, and trying to correct, expand and put in proper place. We also had several of our members go and meet with the Fire Chief and our request for recommendations on size, type, and locations for a cistern. Anita asked Joe if he could explain a cistern for those who may not know what one is. Joe explained that a cistern is unlike a fire pond, it is a tank that is in the ground that holds water that is needed in case of

an emergency. It is equipped with filling and drafting for the fire trucks. They could hook an engine pumper to the cistern, pump water into the empty tanker. The empty tanker can go to the scene of the fire, come around, and fill up again. It's there so they do not have to go into town.

Anita; we have a Rules Committee now and we had a rules inspection. Our rules Chairperson is Remy Cloutier. Remy, would you like to give us a Rules Inspection update.

Committee: Rules by Remy Cloutier: I am Remy the rules Chairperson. We did have our annual spring inspection. The first group of inspectors went out on May 23rd which was a Saturday. The 2nd one was done on May 25th, which was the following Monday, we looked at 148 homes. There were 91 homes found to have some degree of issues, 56 homes were found to have no issues according to the rules. We had one home that was vacant and could not really report because no one is looking at it at the moment. The letters of friendly reminders are being written right now by myself. I have received the board of directors reviewed inspection list on June 5th from the President, Anira Wise. I have 45 letters written of the 147. I am making rather good progress for the time I have the list. The rules committee will be attending enforcement class provided by ROC-NH on the 16th of the month and we will be meeting again on June 22nd.

Anita; thank you Remy and on the water notices we have till the end of the month not the 15th to get them out, as we will include them in the notices and we will still be in compliance.

Vice President, Annette Kowalczyk: We discussed contractors and contracts at our workshop. We are in a crunch with what we have to complete for the annual meeting, including the CIP and everything else. We are also reviewing the Hodges contract.

President, Anita Wise, (Old and New Business)
Old Business.

1. At the last meeting we said we had someone volunteer his time to stencil the 15 miles per hour on the road, it was Cody who volunteered his time and energy.
2. The flags at the entrance of the park need to be replaced. We have a volunteer to purchase the POW. They need to be taken to measure, Joe volunteered to do it.
3. The PC's had an issue with outlook and has been resolved.
4. We are going to review contacts & policy, procedures regarding outside vendors.
5. Signage pricing. Helen and Jimmy went out and reviewed what we had for signs.
 - 5.1 Annette Kowalczyk, I went to another cooperative to see what they had for signs and speed bumps. They had a sign that I thought was unique. These signs are blue and white neighborhood signs, and the park could be monitored by the neighborhood watch team. If you see anything report it to the police
 - 5.2 The other we need to set up a time where we go around the park and decide if we are going to do one side parking. We need a little committee to look at that. Joe and his maintenance crew have enough to manage. The CIP committee could do

this. the CIP committee accepted the sign project. It is scheduled for Saturday 27th.

New Business.

1. Received a letter from the Loudon Police and Fire Department requesting to remove the 3 inch speed bumps. They offered to bring the flashing speed sign and place it around the park. This will be scheduled when the sign is free.
2. The friendly reminders from the Rules Committee will be going out with the 2026 consumer confidence report for the water and the people that did not get a violation will get a thank you. An inspection will be made after August 9th, any infractions that were identified in the letters that have not been taken care of will get a Violation notice.
3. Vote on three applications on a letter of intent to join a committee.
 - 3.1 Motion made by Annette second by Marlene to have Kathy Mayer join the Finance committee
Kathy Mayer was accepted to join the Finance committee
 - 3.2 Motion made by Joe second by Helen. To have Judy Stickney and Larry Tasker join the Social committee
Judy Stickney was accepted to join the Social committee
Larry Tasker was accepted to join the Social committee
4. Tax 2026 Bill 1 of 2 for 143.9 acres \$47,366.00 and Tax for 38 acres \$377.00 will be paid in July.
5. We did a survey done of the whole property. We found out that we had timber trespass on our property done by the Ives family Trust that did the logging. It shows that they overcut on our property. We have been in contact with our attorney, and the attorney has asked for \$100,000 in restitution. We do not know where that will go. I just wanted everyone to be aware that we did the survey, and we are looking into timber trespass. The attorney had asked us to keep it confidential within the board. Time has passed and everything now can be brought to membership.

Does anyone else on the board have any more comments or need to talk about before going into open forum; ok then open it up to open forum.

Open Forum:

1. Anita asked David the question he was going to ask while BOD was in secession and asked until open forum. David, this is based on speed sign, which would record the speed and time of day. Ones that take pictures are expensive, but that would be looking for trends. Anita's response that's a good idea. The police cannot give tickets, speeding tickets in the park because we are private property. They can give them for reckless driving.

2. Richard Audent, 117 Redwood, I thought in the past someone mentioned more streetlights? Is anything happening with that at all? Joe mentions that Helen and he will be going out checking for other areas for some streetlights. Some of the straightaways are dark. We have gotten all the corners lighted and some of the curves so now we are going to work on the straight aways. It looks like another six to eight lights.
3. David Horn saw about a dozen unmarked cruisers roll up in the community this morning, not sure of the time, I have a concern about my property. I know what property they went to; I have no idea what it was about. Anita said I will reach out to the police department and ask them if there is any concern that we should have for the safety of the community.
4. Patty Goodwin, 99 Pine Ridge. I have a concern about that sign in the middle of the street. It does not slow anyone down. There is not enough room for them to get over a little to go around. Children in the road, walking your dog and other issues it comes a safety problem. Response by Anita and Joe, the sign is not the problem it is the driver. Try to get the model of the car, plate number, put it down and put a letter in the Freedom Hill mailbox community box. It can also be reported to the police that they are driving erratically. The whole point is our hands are tied at this point. We tried speed bumps, membership complained, etc. If we have documentation and they are residents we can do something about it, that is one thing the board can address it, without that there is not a whole lot we can do. We are not going to follow them into their driveway. The board has done that because it can become unsafe and dangerous for the board to try and have a conversation with people when they are upset that someone is on their property.
 - 4.1 Remy Cloutier when we were coming to the meeting tonight, there were kids walking both side of the road, they were not paying any attention, they were on their phones, a car coming up the hill went around onto the opposing lane to swerve around the kids that were not paying attention. Anita response was it can be the drivers, the kids, the cars, the sign, the road condition. Joe had someone come in and spoke to them about our roads because we were looking for some estimate information. Just a bit of tidbit information, they notified us that our roads are 2ft wider than any road in town.
5. David Horn mentioned he is familiar with computers and would consider going on to the IT Committee. Anita went to get a letter of intent for Dave to fill out.
 - 5.1 Anita we are going to step out of open forum for a while, come back to the board.
 - 5.1.1 Motion made by Joe , second the motion by Anita. Any discussion, no. All in favor, Aye. Any oppose-no, any abstain-no. Motion carried.
6. Anita, before I adjourn the meeting, we have gotten some written complaints about people's homes, the unsightly, unkept. We will be addressing them separately from the friendly reminder violations letters. They will not only get a friendly reminder from the rules committee, but they will also get a violation letter from the board. All complaints that are received are confidential.

Anita makes a motion to adjourn the meeting, second by __Annette, time _7:42_.

Summary

1. Finance Committee recommendation to open an Amazon account
2. CIP committee update and fire water supply discussions
3. Explanation of a Cistern and fire response benefits
4. Rules Committee Inspection
5. Contracts Review
6. OLD business, speed markings signs
7. One-side parking review
8. Street lighting
9. Unmarked police vehicles in the community
10. IT committee appoint
11. Handling written complaints
12. Upcoming property tax bills
13. Timber trespass discovery and legal action

Respectfully Submitted

Helen Bridges-Hamlin
FHC Board Secretary

Attached: Finance April 2026 Trending Report

