

Freedom Hill Cooperative, Inc
June 13, 2024
Board of Directors Monthly Meeting

Accepted 7-11-2024

Called to order at 6:30pm

Salute to the Flag
Code of conduct will be effect.

Janet Verville-Clough welcomed the board and the membership, also noted the meeting will be recorded.
Board Members in attendance: Janet Verville-Clough, Joseph Keuenhoff, Cher Keuenhoff, Helen Bridges-Hamlin, Anita Wise, Donna Odde

Membership: James Stewart, Larry Tasker, Rey Six, Doreen Scovil, Annette Kowalczyk, Linda Stansfield, Diane Bokum, David Zargas, Katrina Riel
Guest: Laurie Regan, Lynne Michaud

Secretary Report: Given by Anita Wise, Assistant Secretary, read by Helen Bridges-Hamlin, Secretary. Acceptance of the May 9, 2024, minutes. Clerical errors corrected and Donna Odde requested the statement on members concerned that she was nitpicky be removed from the minutes, because her comments are not included as to why she questioned an approval. The board voted to accept corrections. Board votes 4 yes, 1 no. Minutes approved with change.

Treasurers Report: Donna Odde, Treasurer

Finance Committee met June 4, 2024. Johanna from ROC-NH joined us to provide an overview of the ROC-NH recommended process for updating a Cooperative Capital Improvement Plan. We discussed several phases.

Gathering information by looking at what we have, what we need.

Begin to prepare a recommendation of action to the board for a long project plan.

Introducing the concept of a Capital Improvement Plan to membership at the annual meeting and inviting them to take fiscal ownership of the results that would happen over time.

Gathering community information and input using various tools to be provided by ROC-NH.

Spend time having formed committee researching what's been done and what needs to be done.

The final phase of the process would be to draft a plan and present it to membership at the September 2025 meeting.

The finance committee will be meeting on June 25th to get ready for some kind of presentation. One of the key pieces is to get it approved. Going to fund such a plan, we recognize that means a rent increase.

Brief review of April Finance

Revenue continues to exceed budget expectations for the month. We are \$1,000 ahead for the year. We remain \$12,000 ahead.

Expenses are trending exactly as we would think they would be.

Overspending about \$9,000 on the survey. Property taxes came in higher in December than Hodges had projected. We are over budget by about \$8,100.

FY 25 Budget planning

Request put into Hodges to get a five-year trend.

Seeking input from committee chairs and BOD members on the FY25 needs. What are the required costs and things that we absolutely must do? What should do?

Seek some input from members so they can give us a sense of what their priorities are.

Acceptance of the Financial/Treasurers report as read. by Janet, second by Anita All in favor.

Maintenance Report: Joseph Keuenhoff

Mail house pillars are complete.

Brush clearing along roadway and intersections, ongoing.

Tree work is ongoing, both by us and United Tree.

Only one pothole after winter season, small, filled by volunteers.

Oil changes have been done on both trucks.

Tractor has 450 hours, scheduled for the 500-hour service. Central Equipment does that for us.

Aquamen still have curb stops to repair. Coming the end of June.

Sign restoration is in progress, some of the signs have been reinstalled.

Sealing pavement in front of bay doors will be done soon weather permitting.

Looking at the possibility of adding a lean to behind the building for storage of the outdoor equipment

Is the electric bill broken down to individual meter readings? If so, can we get a three-month summer and three-month winter breakdown for the pump house? Kind of get an estimate of how much the electric heaters are costing us, it may be cheaper to yank them out and put in a gas unit. I would imagine it's broken down because they got three different meters here, mail house, shed and well number 5.

Well #5. Do we want to have it checked for possible usage? In depth discussion checking and potentially restoring a discontinued well for increased water capacity. Joe will look into this and get back to the Board.

Thank you, Dave, for painting the flagpole.

President Report: Janet Verville-Clough

Before moving to new/old business, Janet addressed the comment that Donna brought up about on an issue about someone driving for four months without a license. Janet explained, Joe was ill for a bit and Richard Audit offered to plow. Richard does not have a license. When asked what happened Joe said it was an oversight for not asking him, Joe did not know he did not have a license. The Board of Directors have already discussed this and have been through the whole thing, no one drives without a license. It was an error that Joe made, and Donna wanted to bring this point up, so that's what happened.

New Business:

At this time there is no new business to report.

I would like to thank Joe, Richard, and Jimmy for the number of hours you put in to better our community. The street and the stop signs look fantastic. It's a shame that we don't have more volunteers. Please sign up. It's your community, too.

I would like to remind everyone that the Annual meeting will be coming up on September 28th, 2024., the time will be determined. There will be some positions that will be open for either re-election or new members wanting to be voted in. Reminder, if you'd like to join the board, it takes a lot of your time. If you are interested in an open board position, we are asking you for a letter of intent. Keep an eye out for the next few months for the posting of the positions.

The event committee is looking at July 20th, 2024, for the cookout and games.

Old Business

Recap. 4 Elm Place has been Sold to Andrew Derry and Sarah Zarakotas.

Comment': Donna Odde enter one Vote outside of meeting: The price act. The New Hampshire Community Loan Fund is applying for federal grant which we have expressed interest in being a recipient for a significant amount of money to look at water system improvements and they need a vote from the board to include that in their package, so we voted last week.

Janet, one more Item, Helen as the chair of the rules committee, please report on our findings.

Rules Committee: Janet and I (Helen) went out, June 10, 2024. I have to say the part really looks good; it is an impressive cooperation. You all are doing a fantastic job, considering the way we were a few years back. Our biggest issue is the culverts are not being kept clean, the was one area where a rock needs to be removed from the culvert and that is going on Joe's agenda.

Open forum

Rey, the removal of the tree over the septic system, they just left the stumps. The roots are still growing, what is the boards plan to take care of my lot. Discussion as to remove the stumps, there is also a leech field to deal with.

Diane Bokum made a suggestion as to a compound called root rot that Joe could look into.

Water issue: Diane Bokum noted all of a sudden, she is having water issues around and in her garage?

Wants to know where the root of the water is coming from. She has been here 20 almost 22 years and this is the first. Joe will be looking into this, Donna wanted to know how much of that might be caused by the survey tree. Suggestion made to get some pictures of the current water flow.

Doreen Scovil wanted to know when the big pine tree on the corner of Dogwood and Redwood was coming down. Joe mentions he just went around with Jay on the tree service to review. Some of these trees are going to require a large crane. Steve at 257 Redwood has been spoken to tonight with Janet, Anita, and Helen about parking on the lawn. He also has some noticeably broad trees that need a second look as they have been tagged,

Laurie Regan had a question and Janet stated unfortunately you are a guest and per our rules, guests can't speak or ask questions.

Lynn at 279 Redwood questioning membership status. Confused, because at the time of the interview by Jen Gouveia and Melissa Nelson whomever it was. The interviewers made it sound like she needed to pay \$1,000 extra to become a member, not a member as her husband and wife. She declared herself a nonmember and will be looking into it. There is something in their safe about it.

Janet stated whereas the rules are being questioned now (note previous boards did/did not follow them) we are going to follow them to the letter. Anyone else have anything?

Motion made by Janet to adjourn, second by Helen.

Adjourned at 7:33pm

Respectfully submitted: Helen Bridges-Hamlin, Secretary