

FREEDOM HILL COOPERATIVE, INC.

Board of Directors Meeting Minutes
June 9, 2022

Accepted July 14th, 2022

6:34pm: Meeting called to order by Janet Verville-Clough

Salute to the flag

Code of conduct was in effect during the meeting

6:36pm: Meeting minutes from May 12 were read by Tara Campbell and accepted.

6:39pm: Treasurer's report

Donna Odde not present, and was unable to submit financials to the board prior to the meeting.

6:40pm: Maintenance report from Joe Keuenhoff

Speed bumps have been installed, but not on the main road yet as crack sealing will be done.

Half of the culvert on each side of the hill has been cleared

The corner of Chestnut & Redwood has been mowed on hill and some side streets,

Weed-whacking and other clean-up has been done around the shed

Metal pick-up continues. Money will be used for or community BBQ

6:42pm : Maintenance report concluded

6:43pm : New Business with Anita

We are now pulling credit reports for new applicants

Surveyors are researching and getting baselines

Board is still looking into retaining an attorney closer to us in the Concord area

A used needle was found on the hill. Warns to be aware when cleaning culverts.

6:46pm: New Business concluded

6:47pm: Other Notes

Janet expands on Joe's maintenance report in regards to the metal pick-up. Roughly \$142.00 has been made to go toward our community cook-out. Date of event is TBD

99 Redwood has closed

99 Pineridge has sold

90 Redwood is pending with application being processed

89 Pineridge is pending – has passed the application processes

69 Chestnut – sale was put on hold, but is moving forward now

No other homes for sale at this time.

7:03pm: Open Forum

A message was received in the FHC box in the mail house. It did not include a signature or name of sender. The letter was very negative in context and asks why common areas are not being kept up. Janet explains that we are a board of 8. There are 148 homes in this community and maybe 6 people have volunteered to help.

Donna Rollins speaks and offers a point that perhaps the letter wasn't signed in fear of repercussions. Conversation is ongoing about how to let the members know that we are volunteering our time and sometimes using our own money to help the community. When the board meets with new applicants, we do encourage them to contribute. Nicer weather, and more community events should help as well.

Larry Tasker asks if there is a rule about grass heights. Answer, yes = 6'. A letter has been sent to a member advising them to clean up their yard. They have until tomorrow to comply. If they do not comply, they will be found in violation of the park rules and the board will hire someone to clear their yard with the bill going to the member.

Janet informs that the rules committee will not be going out to perform an inspection as has been done in the past. As stated in the May meeting minutes, Janet, Anita, and Joe will go out to look for hazardous materials. This stems from the mystery barrel that was found on the property of 99 Pineridge. A notice has been placed in the mail house regarding this inspection. At the annual meeting, we will try to have a new rule added that when a home goes on the market for sale, the sitting board will have the authority to do a full property inspection.

Donna Rollins states that when she and Mike McCarthy checked out the property in 2017, the barrel was there. She states that the home was given to the park by the Community Loan Fund, Explains the timeline of how we took possession of the home. Janet states that the Community Loan Fund told her that the board bought the house for \$25,000. Donna says the board didn't pay a dime for the house.

Helen Hamlin asks why neither Donna nor Mike checked the barrel at the time of the inspection. Donna doesn't know why. Why didn't the subsequent owner do anything about the barrel?

Ric Winters let's Joe know to check the curve valve around 11 Chestnut

At 10 Willow, there was an auction scheduled for yesterday (June 8) at 4pm. Homeowner paid off the mortgage and the home is out of foreclosure.

7:36pm: Meeting adjourned

SUBMITTED BY:

Tara Campbell, Secretary

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