



Freedom Hill Cooperative, Inc

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June 14th, 2018 BOD meeting minutes
At the Bartlett Shed

Accepted by Board
July 12 2018

5 Board members present
8 members signed in.
1 guest: Connor MacFarland Roc-NH

Call to order, salute flag, and attendance
The meeting was called to order at 6:30pm
Salute flag
Code of conduct review

Secretary's report – Given by Anita

- Acceptance of May 10, 2018 BOD meeting minutes: Brandon moved to accept as presented, Sue seconded. Motioned passed.
- Homes sold are:
257 Redwood, 279 Redwood, 10 Chestnut Circle, 109 Pine Ridge
All members passed credit checks and back ground checks, No issues...
- The board received complaints regarding young children being unattended. The board followed up with this.
- The board received a complaint that someone dumped a large amount of grass clippings out by well 4. A member of the park saw this and retrieved a piece of lawn equipment that was left behind by the person. The board asked for the left property to be given to the board incase someone would like there lawn equipment back.
- The board agreed to waive a month rent for a home whose owner/member passed away. May rent.
- The board received complaints about people speeding in the park. Speed bumps have been ordered.
- The board of directors added Directors and officer's liability insurance to our policy. This cost is \$1,542.00 per year. This is required by ROC-NH that all new coops have this. It was recommended that we add this to our insurance package.
- The board purchased a used 22in computer monitor for \$25.00 retails for \$100 for the security cameras. Also, a 64gb thumb drive, hdmi cable, 2 cases of water for the shed, wall mount for the monitor total spent was \$72.17. All things needed to complete the camera installation.

Treasurer's report – Given by Sue

- Sue states that there were no large purchases or emergencies during the last 30 days.
- April financials look good. Sue has been working closely with Hodges to monitor our budget.
- Member of the park reported that no May finance committee meeting was held and requested that it be put on record.” The notation that no May finance committee meeting was held was noted.
- Brandon made a motion to accept treasurer’s report. Jenn seconded this. Motion passed.

Maintenance report: Given by Brandon

- Brian Magoon came in last week and looked over trees. 12 homes are getting service. 3 homes are having limbs taken down and there are 11 trees being taken down. Quote came in at around \$6,300.00
- Truck #2 went to Banks Chevy to have the diesel emissions reduction fluid tank replaced. No charge from Banks, repairs was covered under warranty.
- Truck #2 went to a new mechanic for inspection. Total cost: \$ \$400.89
- Oil change, inspection, transmission service, wiper blades all done.
Truck 1 will go to same mechanic for check engine light on. And currently has a dead battery.
- Harry-O- came out yesterday and completed work on the maintenance shed.
- Riess came out for work on the maintenance shed yesterday, now completed.
- Capitol alarms came and installed 4 security cameras at the maintenance shed.
Total cost was \$2,750.00
- Speed bumps have been ordered and received. 3 - 19foot speed bumps as well as 3 signs. These will be placed on the main hill to start. total cost was \$1,000
- Mike Rabbit came and swept the park for sand \$1,430.00

Assistant secretary report: Given by Shirley

- Shirley stated that she would like to thank Jenn for all the office work she has done while Shirley was away from the board a bit for personal reasons. Jenn thanked Shirley for her praise.

Vice president report: given by Anita

- The septic system at 26 Dogwood has completely failed. The park had to do a complete replacement.
- Anita spoke of spring inspection that took place on June 11th, 2018 the recommendation of the rules committee was resented to the board at the start of the meeting and will be reviewed by the board with appropriate actions taken for violations, determined by the board.

Anita asked the board if there was anything else to share. Answer: no

Connor from Roc-NH spoke about Fanny Mae said he would be at the annual meeting. NH-Roc-mortgage online.

- A member spoke about how a by-law would need to change to do the Fanny Mae project. Connor agreed said Roc-NH has a pre-typed paperwork for that. Membership would need to take a vote for this change to happen.

- Member asked Connor if Roc-NH would be available prior to the annual meeting to go over pro and cons of this. Connor stated that he didn't have Fanny Mae paperwork with him, but he likes to use annual meeting as a time. Member cut him off and stated she wanted to know this all before the annual meeting. Connor stated he doesn't think a separate meeting is needed.

- Pro's – Cheaper rates (maybe)

Connor states he will investigate how to present this at the annual meeting. Anita said the Roc-NH web site it has all the information available.

- Member spoke about wanting to do a meeting/ pot luck separate so people don't get confused.

The board opened the floor to open forum.

- Member asked whether we needed a motion to accept the maintenance report.

Answer: Connor states that in his opinion the only thing that needs a motion is the minutes at the BOD meeting. For fiancés he says treasurer's report doesn't need one.

- Jenn stated that as she was sitting there reading through the violation list from the rules committee that she noticed that there was a formal complaint made to the rules committee on page 2. The board will follow up regarding this complaint.

- Member received letter from Hodges regarding the spring rules committee inspections. The member wanted to board to know they had to keep it on their property until the insurance claim was completed. The claim is complete, and the water heater has been removed.

- This member was also not in favor of the speed bumps, expressing that they did not want one on the road near their home. She does understand that speeding is a problem in our community.

- This member also had hopes that the community could come together and be more productive working as a group of volunteers.

- This member also expressed interest in helping plan a meeting with a cook out for the entire park.

- This member was also expressed concern about our community finances.

- This member expressed concern about the purchase of the camera's that were purchased and installed.

- Member expressed the expense of 4 camera's not being necessary.

- The board's response was that in the past tools have gone missing, if a volunteer was injured in the building we would have it on film this would protect the volunteers and our community. Also, the camera's outside will help with see and hopefully control the fires that have been set around the shed.

The board went into executive session at 8:30pm. Came out of executive session at 9:30pm meeting adjourned.