

Freedom Hill Cooperative, Inc

FHC Accepted into record April 9,2026

March 12, 2026

Board of Directors Monthly Minutes

Call to Order at 6:32pm

FHC only authorized recording

The Code of Conduct will be in effect

Board Members in Attendance: Joe Keuenhoff, Cher Keuenhoff, Jim Stewart, Helen Bridges-Hamlin, Anita Wise, Mat Moses, Katrina Riel, Marlene Martell, Annette Kowalyczk

Residents: Jeremy Cloutier, Richard Audet, Art & Lynne Michaud, Lisa Blanchard, Donna Halle, Ed Theriault

Anita Wise called the meeting to order and reminded everyone that the code of conduct will be in effect and FHC is the only authorized recording of this meeting. Asked everyone that wished to, to stand and salute the flag. Could we have the secretary's report from Helen Bridges-Hamlin.

Secretary Report: Helen Bridges-Hamlin: The secretary's report is for the acceptance of the February 12, 2026, BOD Minutes. The BOD has reviewed the minutes and approved them March 5, 2026. I am asking to have these minutes accepted into record as presented. Annette Kowalczyk made a motion to accept the minutes as presented, motion second by Marlene Martell. Anita asked all in favor, aye, any oppose, no abstain, no discussion, motion passed.

Treasurers' Report: Katrina Riel. For January 2026, the trending report is as follows.

\$ 646,543.85	Cash Operating
\$ 149,351.61	Cash Reserve
\$ 23,544.31	Cash RE Tax Escrow
\$ 22,795.20	Rent Accounts Receivable
\$ (3,275.28)	Accounts Payable
\$ 9,248.42	Tax escrow funding
\$ 4,909.35	Capital Reserve funding
\$ 74,581.33	Total Income
\$ (56,216.22)	Total Expenses
\$ 18,365.11	Operating Net Income

Anita Wise made a motion to accept the treasurers report for January 2026 as presented, seconded by Joe Keuenhoff. Anita, any further discussion? All in favor, Aye. Any oppose, abstain, motion passed.

Finance committee: Katrina Riel: There was no finance committee for January. We met recently, the board of the finance committee. We are requesting that the board approve the transfer of \$18,000 from the CD at Franklin Savings that is due to the money market, reasoning being the property taxes will be going up. So, I am making the motion to transfer the \$18,000

from the CD to the money market for increase in taxes. Second by Cher Keuenhoff. NOTE: By Anita Wise, just for clarification purposes, we are going to roll that into a five-month CD, the rate is going to be 3.54% with the annual percentage yield of 3.6%. This is our money in Franklin Savings Account. It is not the one at Bank of New Hampshire. It is the funds that we had excess a few years ago that we set aside for emergencies and whatever. That \$18,000 was just the interest we have earned the CD. So, it's our money working for us. Now back to the motion, we have had the first and the second and we have had a discussion. I call for a vote, all in favor, aye, any oppose, abstain, motion carried, it was passed.

Maintenance Report: Joe Keuenhoff

1. Thank You Judy Stickney for the home-made muffins
2. The Flag at the mail house is faded and torn. It needs to be replaced. In past years it was by a donation.
3. We did a lot of plowing and sanding over the last month.
4. Milton Cat came in and did the annual maintenance on the pump house generator.
5. Found the pump house generator running on Saturday morning, Had no power at the pump house. The fuse tripped on the power pole on Pine Ridge. Called Eversource problem solved.
6. We made a box cover to go over the fuel pump.
7. We repaired the Tailgate Mount on the Chevy. We were going to have it welded but we saved money by using bolt and nuts,
8. The tractor was taken to SR1 for the thousand-hour service.
9. Will be scheduling the two trucks for an inspection at Franchised Auto. Inspections are not needed anymore in NH, but it is a safety concern at a low cost.
10. A few potholes starting in the roads that will need to be addressed. We will do what we can for repairing or may have to get a paving company to do the repair depending on the surrounding payment.
11. Had the driveway dug up at 204 Redwood to replace the curb stop. Will need to have paving company come in and repave the area. Young's Paving for that because they were very reasonably priced the driveway, we did last fall.
12. The three of us do as much as we can to stay away from weekend work so the people that volunteer can have time with their family. This year we need to call upon them because there is much to do. The property line along Route 106 side needs to have the brush and growth cut. Speed bumps need to be installed. United Tree will be coming to walk the property with us when the snow is gone. We will be determining (1) which trees absolutely need to come down (2) what trees should come down, (3) what trees can wait. The board will review this plan to determine our best option. We will be cutting the trees that we can do ourselves to offset the cost.
13. Aquamen will be filling out the Community Emergency Plan, then sending it to us for review and signature.
14. LP gas tank is down 40%, it is a 1,000-gallon tank so there is approximately 400 gallons in it. I plan to have it filled this fall and looking at approximate 600-gallon delivery at a cost approximately \$1,300.00. The generator runs for 15 minutes a week for test cycle

and during power outages. The 400 gallons will last till fall unless there is a long-term outage.

15. Notice the map on the window. We are still in moderate to severe drought conditions. We will need to comply with the water ban till further notice.
16. Checked on NO PARKING signs double arrow.

New Reports: Cher Keuenhoff: I have two notes to report on. (1) April 4, Saturday at 10am at the maintenance shed Johanna from ROC-NH will be coming and we are going to have a CIP meeting. We are just trying to get the last details for the most basic of CIP plans presented for September.

Vice President: Annette Kowalczyk: We have been compiling and working on member certification. This has come up in the past and some new members, after joining the co-op have not received their certificate and/or their membership package. So, because of law changes we are putting together a binder for new members, and we are also going to be updating our member certificate, so anyone who has an old member certificate will no longer be valid. Everyone will be issued a new certificate.

We are starting with incoming new members and will be working our way through current members issuing certificates and member binders.

President: Anita Wise (Old/New Business)

Old Business

1. Rule violation from 2025 Spring/Fall has been waived. We have, as a board, have not been able to get the violations out. Everyone starts with a clean slate for 2026!
2. The street light issues on Redwood have been resolved.
3. The mail house decoration incident, the time has elapsed for us to verify and look at the film. It will not be long before we will be able to do view the film and not have to rely on connecting with the Postal Service.
4. Communication notification is still in process. We will still be using the mail house as our main notification. We put flyers down inside and out and hang them up so continue to look. The other part is entering phone numbers and emails in the president's phone, so do not be surprised if you start seeing test emails coming from 603.573.6635, FHC president phone.

New Business

1. We have been talking about community involvement (1) in a community garden. Once we have all the information we will have to work on some rules and guidelines.
2. Community cookbook. At a rock seminar we were told there is a grant out there to cover the cost of cookbooks. We need to look into that,
3. Beautification with flower gardens or pots throughout the park.
4. Joe looked up street signage information for us. Joe responded with; A pack of 25 of the no parking signs with the double arrow are \$8.99 each, comes out to \$224.75. The six-foot galvanized posts are \$49.95 each, for the 25 posts is \$1,248.75, which would be a total cost of \$1,473.50 for the package. This is something we as a board need to

discuss and to figure out if we have the money for that. These signs are going to be designed to do parking only on one side of the road. The board also has to review the streets themselves.

5. Two houses going up for sale (1) 28 Willow for \$265,000 and (2) 12 Chestnut no price yet.

A follow up note on the community garden and cookbook, they are community involvement, the board is not going to do it. We can help you, guide you but we are not going to do it.

Open Forum

Q. Donna Halle, 183 Redwood. The vandalism at the mail house is that we have cameras, but they recycle every 30 days, are we going to have anything in place that is going to be better. Joe responded with we are going to have it set up so we can see it in the office computer anytime.

Q. Donna Halle, sharing on that recipe thing. I am willing to help with that. Anita responds with getting the grant information because a board member cannot request the grant it has to be a member,

Q. Lynne Michaud, 279 Redwood. Issue with multiple cats running around. The discussion was to look into it and what should be done to capture them. Anita will call the attorney to verify that we are withing our rights to trap loose cats & transfer them to the Humaine Society.

Q. Lisa Blanchard what about a notice on letting dogs run free. Freedom Hill follows the Town of Loudon's leash laws; dogs are not to run unleashed within the park. If you find this is a problem withing your area or walking through the park you can call the local Police Department animal control.

Q. Ed Theriault brought up the speeding issue and being passed on Pine Ridge Rd hill. We will get the speed bumps out as soon as the weather allows AND we have volunteers to help!!! It is an going issue no matter the time of year. We are also looking at flashing speed signs to alert motorist they are speeding.

Anita asked for a motion to go into executive session to discuss a member's personal request,

Motions made by Anita Seconded by Joe – all in favor -yes – unanimous, no – no responses – any abstained – no responses - motion carried

Anita requested the recording be paused at 7:38pm Board members went into executive session

Anita requests the recording be started again as the board came out of executive session at 7:59 open forum and meeting open to public.

I will make a motion on the executive session number 03122026. Seconded – There is no outward discussion because it is an executive confidential information. I will go directly to the

vote: All in favor of approving the request – no response -- All in favor of denying the request – unanimous – yes, Member request denied

Reminder Loudon Town meeting is this Saturday at the fire house.

President, Anita makes a motion to adjourn, second by Joe, all in favor yes unanimous Time 8:03pm, Meeting adjourned.

Respectfully submitted

Helen Bridges-Hamlin
FHC Secretary

Freedom Hill Cooperative

Trend Report 2025-2026

	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	#####
Cash Operating (1000)	\$ 647,680.31	\$ 668,046.09	\$ 629,011.86	\$ 646,543.85								
Cash Reserve Total (1135)	\$ 145,594.22	\$ 146,844.22	\$ 148,101.61	\$ 149,351.61								
Cash -R.E. Taxes Escrow (1130)	\$ 44,249.06	\$ 53,497.48	\$ 16,052.90	\$ 23,544.31								
Rent "Accounts" Receivable (2120)	\$ 24,774.30	\$ 16,037.25	\$ 24,252.20	\$ 22,795.20								
Accounts Payable (2151)	\$ (3,900.65)	\$ (1,736.00)	\$ (5,870.00)	\$ (3,275.28)								
Tax Escrow Funding- <i>debit to account (1130)</i>	\$ 9,248.42	\$ 9,248.42	\$ 9,248.42	\$ 9,248.42								
Capital Reserve Funding- <i>debit to account (1135)</i>	\$ 4,909.15	\$ 4,905.16	\$ 4,454.26	\$ 4,909.35								
Capital Reserve Withdrawal- <i>credit to the account</i>	\$ -											
Total Income	\$ 74,728.32	\$ 75,877.54	\$ 74,297.78	\$ 74,581.33								
Total Expenses	\$ (42,163.31)	\$ (47,664.51)	\$ (53,140.09)	\$ (56,216.22)								
Operating Net Income (surplus or deficit?)	\$ 32,565.01	\$ 28,213.03	\$ 21,157.69	\$ 18,365.11								
Explain Operating Deficit												
Explain why escrow not transferred												
Explain Capital improvement - expenditures												
Occupied Homes:	148	148	148	148								
Vacant Homes:	0	0	0	0								
Vacant Lots:	0	0	0	0	0							
# of homes for sale - Estimate	0	0	0	0	0	0	0	0	0	0	0	0
Pending Applications:	0	0	0	0								