

BOARD OF DIRECTORS MEETING MINUTES

March 12, 2015 7:26pm

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1. Call to order and attendance

The meeting was called to order at 7:26pm following the Special Membership Mtg Board members present: Donna Rollins, Angella Sears, Kay Wallace, Liz Peacan, Shirley Baker-Stewart, John French, Ron Scovil, Peter Bartlett, and Randy Pratt, representing 9 of 9 filled Board positions.

Members & Guests present: Several households remained following the Special Membership meeting, but not all of the 41 households

2. Secretary's Report (Liz Peacan)

i Correspondence Report: One violation letter mailed since last BOD meeting, several emails sent, and a contract was devised for the Boy Scouts' use of the shed (which was canceled)

i Acceptance of February 12, 2015 BOD meeting minutes: Kay Wallace motioned for minutes to be accepted as presented, Liz Peacan seconded. Motion passed

i Update on relief fund: Thank you to Shirley Baker-Stewart for doing the legwork necessary to establish a contribution fund. The Mitchell family sustained a loss of their home & belongings due to a fire, and unfortunately their insurance covers only their mortgage. At this time, due to space limitations, they cannot accept items donated, such as clothes, and FHC is asking that monetary donations be brought to the bank, placed in marked cans, or dropped in the rent box. Questions from Jennifer Gauveia (99 Redwood) regarding other options, but Kay Wallace (Vice President) covered several points we must consider currently, such as home removal, and whether or not the Mitchells intend to stay in the park

3. Treasurer's Report (Angella Sears)

i Acceptance of January 2015 Financial Statements: Angella asked that they might be tabled, since she was unable to bring a paper copy to the meeting. The only item she had questioned was an escrow adjustment being taken out along with mortgage payments to catch up the property taxes, previously under-estimated. Peter Bartlett made a motion to accept the January Financial Statements, and Shirley seconded the motion. Motion passed. January financials accepted

4. Maintenance Report (John French)

i Road & sand conditions: conditions have been pretty bad, but we've been keeping up. The sand shed collapsed and we need to make new plans for next year on how and where to store salt & sand

i Water shut-offs: this has been discussed in the past, and it has become a concern. We had a leak recently, and we were unable to find the shut-off. The water was turned off under the house, so it's taken care of, but water shut-offs need to be marked and mapped throughout the community

i Committees: anyone interested in joining a committee, for the purpose of helping out and coming up with ideas, consider volunteering. Meetings will be arranged for both weeknights and a weekend. Watch for notices. There's a lot to do and planning is ongoing for getting the park up-to-date. Question re: spring clean up. It will probably be in May, and again notices will be posted. Question re: how much was spent on volunteer stipends. Strictly volunteering this year, aside from sand, salt, and vehicle gas. Donna Rollins made special mention of each of the

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volunteer plowers who gave their time & energy to keep the plowing going this year

5. Vice President's Report (Kay Wallace)

- i Pet Fines: To comply with RSA 205-A VIIc, no pet fines may exceed \$10, so our Park Rules will be changed to reflect this. There is no vote necessary, we are just complying with a State RSA.
- i Granite State Rural: advised us that all communities in the state are in the same boat. Cannot find leaks, due to frost line moving. He advised to hang tight
- i Application for new Membership: received application for residency at 319 Redwood

6. President's Report (Donna Rollins)

- i Budget item: We need to plan for the possible expenditure for the demolition and removal of the Mitchell home. If they abandon it, it will become the park's responsibility. Q: does FHC's insurance cover the demo/removal if the park's water lines, septic, and ground contamination are found to be affected? A: FHC will look into this, and seek legal counsel for the proper procedure. But first we must wait for the residents to advise what they are doing, what their insurance will do
- i Community status: our status as recorded with the DES has changed, since it was discovered that they listed FHC as having 180 homes, when we actually have 147 homes. Because this changes our water source from a "public supply" to a private one, this will ultimately reduce our reporting and fee requirements
- i Comcast: they are asking us to renegotiate a contract to allow them into the park with their trucks to service those residents who have cable with them
- i Water test results: below all levels that the State & Federal governments require. May occasionally get chlorine smell, but everything is good with our water.
- i Annual Report: has been completed and filed
- i Well house generator: has been serviced for the first time in many years
- i Actions taken outside of regular Board meetings:
 - Board voted to waive March rent for 89 Pine Ridge due to fire. This will have to be on a month to month basis, as we don't know specifics yet, as to what the resident is doing
 - i Board voted in favor of hiring David Madeiros to repair and replace lighting in the mail house. This work has been completed. David is also the electrician who installed the spot lights on the shed
 - Board amended an agreement made with a Member regarding an eviction / vacating
 - Water crisis: ongoing, but voted as a group to bring in water when needed. Has been left to Norm Harris to monitor, and water is trucked in as needed, and sometimes before needed. We still have to learn how to conserve, regardless of well production. Must continue to conserve into the future. Thank you to Membership for voting to allow us to get started on the new well. We may have a new well by next week

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7. **Membership Forum**

- i Member Jennifer Gauveia (99 Redwood Rd) complained of Comcast's service. Though it isn't a concern of Freedom Hill Cooperative, the Board could try to word the new contract to include having them come into the park to reinstall or repair faulty cables and connections, since they haven't been serviced since 1992 when Comcast first came into the park
- i Member Jay Smith (3 Chestnut Circle) inquired about widening his existing driveway. He was informed that a construction/building permit is required to be filed with the Board. Maintenance must approve the materials and insure that the placement doesn't block shut-off access points or septic
- i Member Amelia Gibeault (3 Elm Place) commented on the poor quality of her water since moving in, requiring in-home filtration/purifier. It was suggested that because she has silt in her line, her home might be the location of a leak. It was recorded that the prior residents had the same issue for many years, and is probably the home's lines. John French made a notation of the address to investigate further

7. **Executive Session**

- i Donna Rollins made a motion to go into Executive Session at 8:01pm. Seconded by Liz Peacan. All in favor. Executive session convened
- i No minutes

8. **Reconvene Regular Meeting and Adjournment**

- i Kay Wallace motioned for the meeting to be adjourned, seconded by John French. All in favor. The BOD meeting adjourned at 8:29pm