

SPECIAL MEMBERSHIP MEETING MINUTES

March 12, 2015 6:00pm

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1. Call to order and attendance

The meeting was called to order at 6:02pm

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: A sign-in sheet was made available, showing 41 Member households represented, and three guests: Marcia Sprague of ROC-NH, Norm Harris of Gilford Well, and Dale of Gilford Well.

2. Salute to the Flag

3. President's Introduction (Donna Rollins)

- i Reason for Special Meeting: Donna Rollins briefly explained that it has become necessary to request from Membership a vote for a new well. The Board had been spending discretionary money to keep the community in enough water, as evidenced by the red flag and Water Conserve Alert that had been in effect for most of this winter. Donna introduced Angella Sears, who would give the financial details of the proposal, to be followed by Norm Harris, who would speak about the technical details.

3. Treasurer's Report (Angella Sears)

- i Funding the new well: Angella Sears reviewed the figures for putting in a new well vs failing to put in a new well. Since February 24, \$8,792 spent on water alone. This would translate to \$67 per month lot rent increase to continue to truck in water (failing to put in new well). After a meeting of the Finance Committee on March 9, it was determined that Freedom Hill Cooperative has available funds in its Capital Reserve Fund (\$154,316), as well as in a savings account (\$121,087), due in large part to the efforts of the previous Board, who refinanced the mortgage and established the current budget. Using half the funds from the savings account, and the balance from the Capital Reserve, would prevent either account from being impacted too harshly. Permission is required from the bank to use the funds in the Capital Reserve, but funds from the savings account can be used without bank permission. Gilford Well will be providing the exact financial projections for the bank, and the bank has indicated they would allow that money to be used for a new well. It is now contingent upon Membership vote.

4. Norm Harris (Gilford Well)

- i Three options discussed: This is a supply problem, and there are 3 options:
 - (1) Doing nothing and continuing to truck in water as needed, which would be expensive, likely increase rents, and FHC wouldn't be in compliance with State standards;
 - (2) Trying to derive more water production from existing wells. Well #4 has been hydro-fractured, but still not enough production to meet park's demand. Well #5 is permitted at 40 gpm but producing 7gpm. Pump is continuously needing replacement. More than \$20,000 has been spent on trying to get more production from this well. It is a sinking ship that Norm Harris believes is not worth it;
 - (3) Drilling a new well. Only viable solution to the supply problem.

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- i Two scenarios discussed: Norm Harris discussed replacing Well #5 and adding to Well #5. After talking about maximizing the benefits of recycling parts and supplies from Well #5, and the savings in State permitting, Norm recommended replacing Well #5. How much water is found would dictate the final decision. Worse case scenario: drill 1000ft and find no water.

5. **Opened up for questions from Membership**

- i Questions: Various concerns arose, including (but not limited to):
 - Q: Using pump from Well #5, as it has been overworked and fills with silt
 - A: Pump was replaced Nov 2014; is graded as continuous use. New one \$2,000

 - Q: The power out to Well #5 used specialized wire. How would new well be powered?
 - A: Gilford Well is approaching the power and supply issue with a different philosophy, as the present system has had issues. The wire would be a signal only, with no voltage

 - Q: How much has been spent so far?
 - A: Been detecting leaks and spent \$2,500 on that alone. Have found homes with good-sized leaks, and more leaks are probable. Will be addressed, but supply issue is uppermost currently

Other questions regarding warranties, radius of well location, condition of New Well Road, timeframe, age of infrastructure, optimistic capacity of meeting demand

6. **Motion to Vote**

- i Donna Odde made a motion to vote on expending \$30,000 to \$60,000 on drilling a new well.
- i Sue Pirnie amended the motion to be \$30,000 to \$65,000, and seconded
- i Motion passed with unanimous vote to approve expenditure for drilling a new well

7. **Special Meeting Adjourned**

- i President Donna Rollins adjourned the Special Meeting at 7:14pm and invited all to stay for the regular Board of Directors meeting, following a brief intermission for refreshments