

Accepted by the BOD 4-11-19

Attested to by JMG secretary

BOARD OF DIRECTORS MEETING MINUTES

March 14, 2019 6:30pm at the Bartlett Shed

Call to Order

Meeting called to order at 6:35pm

All 9 Board members present, 1 Guest, Connor McFarland – Roc-NH

Pledge

Review code of Conduct

Secretary report: Jennifer

Acceptance of February 2019 meeting minutes. Motion Passed, 0 opposed

Correspondence: 3 emails to BOD.

Outline of Secretary's duties, secretary requested outline of specific duties for the flow of the office. Discussion had, motion tabled.

Membership Committee: 88 Pine Ridge Sold, Application in for 130R Pending.

Treasurer's report: Susan

Acceptance of February 2019 financial statements, motion passed, 0 opposed

Ruth spoke of the finance committee –

- Finance committee requested GL from Hodges
- Committee questioned vehicle repair put into wrong account.

Question on 1,050 spent on State of NH septic design

Question on when the media filter was changed at well house.

Question on 3 Bills from Road that came in regarding repair work

Sue states the need for a separate CIP Committee aside from the Finance Committee.

Maintenance: Adam

- Media Filter Changed at well house
- Radon Filtration scheduled, No tentative date, unknown if it will affect water usage.
- 99/103R septic is scheduled to be replaced by Felix. No set date yet.
- Adam will be looking into our rate with Best Septic as Felix is a 1 stop for us to compare prices.
- 106P Adam spoke how Member is working with Roto rooter to identify problem.
- Scott Decato came to repair Back Hoe for new bushing & Pin.
- 1 Load of salt/sand mixture was delivered. 1st ordered this winter.
- Leak at well House 3/12/19 Pipe broke, Repair done by Gilford well next day.
- Spring Clean up (NO DATE YET, to be announced), Mail house & Shed, Volunteers needed.

VP Report: Anita

- Spoke of Car fire on Chestnut St this past week. No injuries report, Some debris still remains.
- Home break in occurred in the park top of Pine Ridge, police notified, notice was posted to membership @ mail house.
- Member voiced concern that allegedly he had a tank of gas siphoned out of his vehicle, no police report made. Member voiced concern he would like to see more police presence. President stated she will contact LPD.

President Report: Janet

- BOD changed the Lock at mail house for 11 Redwood Rd. Now have 3 Keys.

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* 2 email votes were taken. 1 for acceptance vote for 88P & Change mailbox lock

Open Forum:

- Board member spoke of looking for a new secure mailbox for rent deposits. Assist. Treasurer agreed a new box was needed.
- Member stated that "we live with a pack of thieves!" It would be good to have the rent box on camera.
- Board member brought up how we should have Capitol Alarms install 3 cameras at the well house. It will allow Gilford well to see any issues immediately.
- Board member states it will be about \$1,800.00 to do so.
- Conor spoke of having 2 different committees for Finance & CIP, that it was good business practice. Community should run more like a business, less personal.
- BOD spoke how membership committee was going to be handled by the Board currently. Anita Chair. Member spoke how they would like to see at least 1 park member on the committee. Conor spoke of how the BOD should do membership while reestablishing other committees. Member spoke how that opens the door for leadership to overstep. Conor will look into best practice for this.
- 2 members voiced concern regarding credit cards were still in use with prior board members names. They demanded cards be destroyed immediately. 1 card cut up and given back to member. BOD assured member home depot card does not have her name on it.
- Members spoke of alleged illegal activity at a home in park. Stated Deed had changed recently. Questioning is a criminal/ credit check was done on new occupants? BOD states yes.
- The BOD stated that they have continued to exercise the ability to allow Hodges to run our credit & criminal checks for new members with FHC approved guidelines. Member concerned that privacy policy may be breached we should look into who we authorized to pull records.
- Member states they would a water test done after the "bubble up" system is installed for radon. Adam states that he will have this done. Member states using an "independent" lab for sample. Gilford uses Nelson Lab and they are independent. BOD will look into it.

At 8:17pm the BOD entered Executive session.

At 9:30pm BOD came out Executive Session and adjourned.