

Freedom Hill Cooperative, Inc

Accepted 4-11-24

March 14, 2024

Board of Directors Monthly Meeting

Called to order at 6:34pm

Salute to the Flag

Janet Verville-Clough, President welcomed Board and membership and introduce two guests, Leo'el and Johanna from ROC- NH. She also reminded everyone the meeting will be recorded and asked any questions to be held until open forum unless the questions pertain to the minutes or finance and noted the

code of conduct is in effect. Noted Anita was going to read the minutes from last month's meeting as Helen and I were not present; however, she has a bit of a sore throat so Helen will read the minutes.

Board Members in Attendance: Joseph Keuenhoff, Janet Verville-Clough, Helen Bridges-Hamlin, Richard Audet, James Kenney, Adam Bergeron, Donna Odde, Anita Wise

Membership: James Stewart, Shelly Lake, Patty Goodwin, Richard Goldschmidt, Doreen Scovil, Perry Wise, Donna Halle, Judy Stickney, Holly Stewart, Mathew Moses, Jacob Edwards

Guest: Leo'el Jackson, Johanna Beachy (both from ROC- NH)

Secretary's Report: Given by Anita Wise, Assistant Secretary

Acceptance of the February 8, 2024, minutes accepted with change. Motion made to accept with change by Janet, motion second by Richard.

Treasures Report: Given by Donna Odde, Treasurer

- The finance committee met last Tuesday night, looked at the financials. Went through each budget line.

- Revenue: At the end of January, it was still over projection on revenue that's coming in. We are about \$6,000 ahead.

- Expenses: About \$4,600 over budget, a good portion of that is the water valve project.

- Major expenses, based on invoices water valve project \$36,000. With 30 done and 32 to go. We are going to come in lower than was projected. We got \$55,000 in the budget, and up to an additional \$88,000 to finish. So, we are going to come in under \$100,000 to get the project finished.

- The operational account is being reviewed every three months to make sure our balance is within a good range of having three to four months of operating funds before we move anything to the reserve account.

Acceptance of the Financial Statements, motion by Janet, -Second by Richard.

Maintenance Report: Joseph Keuenhoff

- The painting is complete, thank you Jimmy.

- The pump house backwash system has been fully automated. Backwash goes into the tanks, gets filtered again. When it comes out of the second tank, it goes back through the filtration system, so there's not a drop of water going on the ground.

- Summer projects are coming up; we are looking for volunteers. We will be tracking volunteers' time; how many hours are put in at the end of the year for projects.

- Aquamen to continue the valve repairs.

- The little flags and markings in the street were done by Dig Safe. It's so when Aquamen digs in the yard to fix the water valve, they don't rip out the cable TV or Internet.

- On Redwood by the storage shed there has been a streetlight added and lights up corner nice.

- The survey markers put in by the surveyor are wooden, we are going to be putting in some metal pins or something more solid than wood.

Vice President Report: Adam Bergeron

- Good, no current issues

President Report: Janet Verville-Clough

I would like to first start off by apologizing for not being at last month meeting. I would like to clarify to everyone that we hold workshops on Thursdays to discuss our issues. We text and email each other, so I am clarifying this because the February meeting reflects something different. The way I interpreted it, and other people interpreted it, was that I did not share my notes.

New Business

- One (1) Maple Terrace has had their home on the market. They are asking \$174,900. They have an interested buyer. The Board of Directors has already started processing their application and they are looking to close March 29. We will be meeting with them once Anita can get the debt to ratio income complete.

- 45 Chestnut Circle has an interested buyer, we are waiting to receive the application for membership. It was his mother's home. Adam and I went over there because we were unsure of what was going on due to the fact that the mom had passed.

- The state requires us to complete an annual report. I have completed the annual report for 2024, so that has been filed with the state.

- The Board of Directors has a meeting every Thursday to discuss projects that need to be completed. During these workshops, the Board signs and votes outside a meeting form. Those are typed up when a letter has been voted on to go out to a member. This is documentation so that the board members have voted to send out the letters and we can prove we have had a quorum.

- Letters were sent to 22 members, including two board members, for not having trash in their trash cans. At the annual meeting, the membership voted to change the rule for trash. The new rule went into effect January 1, 2024. A notice to remind members of the rule change was placed in the mail house and it is still there. The new rule has not been updated on the Website yet, it has been sent to the webmaster. Rule: Under sites, Section 6, page 8, Rule #3. Changed September 2023. The rule was read.

- Just a reminder if you like or need someone to move in with you, there is a process to follow. That rule was changed also in 2022 at our annual. We need to keep our aged and aging septic system in mind, overuse is not good for them or the leach fields.

- Reminder, you need to update your census report on any changes, noted new vehicles in park.

- Discussed fire permits required prior to burning.

- Remember if walking your dogs you need to clean up after them.

- Members need to update their permits for items in the storage area.

- Two truckloads of scrap metal taken, to date we have \$765.09.

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Old Business

- 214 Redwood was sold. Very nice addition to our park, Katrina Riel
Business conducted outside of meetings.

- Board voted on adding streetlight by 301 Redwood.

- Note: All the votes conducted outside a meeting is documented and signed by all board members.

Open Forum

- Patricia Goodwin, 99 Pine Ridge, mentioned the importance of keeping your septic system maintained. She also wanted to know about more trees in her yard that need to be looked at.
- General discussion from the board on tree issues still more needs to be done and once all is done, they will go back and re-access Pats yard.
- The power washing issue mentioned needs to be approved by the board. The water issue needs to be reviewed. Larry Tasker knows an individual that will do power washing, has his own tanks.
- Leo'el from ROC- NH mentioned the aging of our septic system and there could be some federal help in that area, environmental assessments. Johanna from ROC- NH will be sending Janet information on this issue.

Meeting adjourned 7:15 Donna made a motion, second by Janet all in favor.

Respectfully submitted by
Helen Bridges-Hamlin, Secretary