

Freedom Hill Cooperative Inc
11 Redwood Rd
Loudon NH 03307

Accepted 4-13-23

March 9, 2023

Board of Directors Meeting called to order at 6:30 PM

Salute to the flag
Code of conduct was in effect

Members in attendance

Janet Verville-Clough, Anita Wise, Joe Keuenhoff, James Kenney, Louis Smith, Donna Odde, Richard Goldschmidt, Laurie Regan, Larry Tasker, Lynne Michaud, Richard Audet, Patty Goodwin, Jake Edwards, Helen Hamlin.

Secretary's report read by Anita

Motion made by Janet to accept the minutes with the changes noted, seconded by Richard.
February minutes accepted.

Treasurer's report Donna Odde Treasurer

The Finance Committee met on 3/7/23 to review the January 2023 Financial statement. Revenue was up for January due to the collection of past due rent and Comcast's check. Expenses are trending under budget - major expenses still to be incurred. Donna O will reach out to Hodges to double check about booking credit check as an expense and post revenue rather than offsetting expense. Laurie Regan will be reviewing the Capital asset list to identify items previously disposed of that should be removed. Richard Goldschmidt has been given the CIP spreadsheet (capital improvement) and will begin coordinating & updating.

Financial statement presented for acceptance

Motion made, second & unanimously accepted.

Maintenance Report Joe Keuenhoff

Sander ready to put hopper on. Schedule for assistant - haven't yet but will soon.

Chevy dump body. Emptied sand out of it. Body did not go down - checked for reason - found circuit breaker tripped. Would not reset - picked up part and replaced all good now.

Both trucks. Board sand & salt from truck & sander.

Pump house: Aquamen has received state approval for the arsenic retrofit. They have sent us quotes for the retrofit for re-bedding the iron & manganese filters and the backwash system.

Sand and salt. There is room for another load of mix. If I can get another load for this year's pricing, we can be ready for the start of next season.

Maintenance: I will be picking up the oil and filters for the truck and tractor to service in April

Trees, Once the snow is gone Janet - Anita & Joe will finish checking and marking the trees that need to be cut or trimmed.

Members, Thank you for your patience on the last storm. Joe knows it's discouraging seeing the snow spoils at the end of the driveway. The plow people did their best to help remove it. The continuous plowing and warm weather the next day got the streets down to pavement and the only sanding need was the two hills.

Vice President Anita: People need to be reminded how dangerous it is to pass a plow truck. Not to mention while they are speeding - the trucks plow between 10 & 15 MPH!

PRESIDENT Janet

New Homes in the market 30 Dog Wood

We are waiting for an application.

Homes Sold:

1 Maple Terrace to Erica Aldrich and Samantha Lemieux

207 Redwood to Jacob Edwards

We have 6 members that have not submitted their census forms. 1 member that needs to complete the missing information on their census form.

6 members were sent their 3rd and final violation letter. They will next be sent to the attorney to start the eviction process if they don't comply with the letter.

The BOD had extended the violation letter. As in the 2nd violation letter, it was clear that we would revoke their membership and start the eviction.

Joe, Anita & Janet will resume surveying the tree situation once the snow has melted. As well as the full yard inspections. We will be checking the location of oil tanks to see if they are up to the RSA laws.

We have gathered all the quotes needed to present to membership. The BOD will be calling a special meeting soon. This is for the Shed generator, garage door openers & fire alarm system for the well house & shed.

If there was a fire in either place it would be costly for the Cooperative to recover. We have large investments in both locations. Aquamen explained what would happen and timeliness to have access to water. Details will be available at the special meeting.

We will be using emails to send Park information and correspondence. This will save you money and time. If we do not have an email, we will hand deliver.

The rules review committee has been reviewing the rules - revamping them. Once done with the rules & bylaws ROC NH, our attorney and the BOD will review them.

PLEASE keep in mind that when they are plowing, they can't control the snow piling up at the end of your drive. I would like to thank Joe & all the volunteers that help with the extra effort to help those members that reached out and those that didn't for cleaning the bottom of their driveways.

Please remember spring is around the corner & we will need volunteers to help around the park.

Anita reviewed the movement of some of our funds recommended by the auditors. Moving 200,000.00 150,000. To a CD 50,000. TO A savings to be assessable

Votes outside meetings:

Voted into membership 1 Maple Terrace documents in members files

Member Don Stickney passed away. The board voted to pay the death benefit to Judy, the surviving spouse.

Open forum:

Members questioned what this is - 1 month's rent given to the surviving spouse to help with the transition.

Question regarding trash pickup. We are not getting a schedule. Trash is to be out for pick up Early Thursday morning recommended to be in a trash container. If it's not picked up Thursday it will be picked up on Friday.

Anita motioned to adjourn at 7:13 James second all in favor