

Freedom Hill Cooperative Inc. (603)545-1239
Board of Directors Meeting Minutes
May 13, 2021
Bartlett Shed

Approved 6/10/21

Call to Order, Flag Salute, Welcome

The meeting was called to order at 6:35 PM

Members Present: Janet Verville-Clough, President, Anita Wise, Vice President, Joe Keuenhoff, Maintenance Director, Sandra Webb, Assistant Treasurer, Annette Kowalczyk, Director At-Large, Donna Odde, Treasurer

Members Present: Michael McCarthy, Doreen Scovil

Janet opened the meeting and indicated that we would be revamping the mail house providing clearer instructions and communication regarding upcoming Cooperative events, Board communications and Emergency Orders.

Code of Conduct is in effect during meeting. Masks and social distancing are required.

Secretary's Report: Anita Wise reviewed the minutes of the FHC meeting held April 8, 2021. No changes were suggested. Janet motioned to accept the minutes as presented and Joe seconded. The motion was unanimously accepted.

Treasurer's Report: Donna reviewed and recapped, essentially Year 2 date, we are \$12,000 ahead of budget, due to the extra \$5,000 for the sale of the equipment. Rent payments are coming in sooner and the outstanding balance is down from \$5,300 to \$3,000. However, there are lots of small late fee charges and Donna was going to check into that. Expenses are lower than expected thus far, utilities including heat and electricity are underspent by \$3,000, Septic shows \$6,000 less, but we need to check with Best Septic to get their quarterly invoice. Office supplies are under spent, so overall a surplus of \$15,500, but we still have to order the medium for the pump house/water system.

Anita moved to accept the April 2021 treasurer's report and Janet seconded. The motion was unanimously accepted.

Maintenance Report: Joe Keuenhoff reviewed and updated as to the following

- In regard to the filters, the norm is we don't price out filters but Gilford Well typically brings what they need when it is due to be changed.
- Capital City Paving is done on the hill
- Both Trucks have their State inspections & Janet has registered both with the Town
- Chevy had a recall on the airbags and Joe brought it in to be fixed.
- Joe moved some dirt and there was a question as to whether tires could be used to construct the ramp to load the truck. Annette would call the State of NH and discuss any limitations/concerns that EPA would have.
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- Joe discussed renting a chipper and had costs - \$290 a day, \$900 a week or \$2,600 for a month. Janet was going to discuss with the Tree guy the cost to include chipping the brush pile as well.
- Mr. Audet was willing to volunteer, and Joe was going to reach out to see if he would help with the PVC markings of the water shut offs.
- We discussed additional tree work and Donna indicated that money could be re allocated in the budget for additional expense if needed as there were several additional tree concerns recently with residents.

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New Reports:

New and Old Business: There was recent vandalism at the park, where police came up and took a report and indicated they were having problems with kids in town. All involved were instructed to call the police and they would try to patrol more often.

Anita and Janet paid a visit to a member regarding speeding, and it appeared to have slowed, but complaints have started up again. Any passing on the hill will be addressed. It was also noted that some of the complainers were also some of the speeding offenders.

Process would be – Friendly reminder, Violation Letter, 2nd Violation Letter & Meeting with the Park.

Homes Sold: 140 Redwood

121 Redwood remains up for sale, with an application that needs to be reviewed.

An Invoice needs to go to a member to replace the Lamp and water shutoff valve, Donna would follow-up to ensure that went out. Discussion ensued that we are holding members responsible for their negligence & reimburse the park.

Janet indicated the board was working hard. Infrastructure needs replacement, we are looking into grants to help including the well house, tanks, and roads.

Shirley passed sway and the flag was placed at ½ mast.

Business Conducted outside a meeting: We hold workshops every Tuesday of the month & Dealt with Owner/resident issues

Open Forum: There has been a complaint about a homeowner who has more than 3 dogs. The dogs are often unleashed, and another dog was attacked most recently and concerns about the number of adults in the house. A conversation ensued about the Park rule – that Dogs must be on a leash, Run or confined by a fence. The Board will address the complaint.

Donna mentioned coming up with a “Have you wondered what the Rules are.....” to spark conversation as well as a reminder of the pertinent rules.

Several members have been spoken to regarding parking on the lawns, vehicles and noise and the rules committee will be going out in the spring for inspections.

Mike asked about the update on the BOAT in the storage facility and Anita and Janet would go look and update.

A question came up on the prior tree work regarding the number of estimates obtained. Janet indicated that Magoon had supplied a quote of over \$8K, United Tree Service - \$5K. In addition, in regard to the paving, Henniker Sewer & Drain was called and Youngs. Capital City had much better price, and we were moving forward with them.

Executive Session: There was no executive session

Adjourn: Janet motioned to Adjourn, Donna Second and the meeting was unanimously adjourned at 8:00 PM

Respectfully Submitted by Annette Kowalczyk 6/10/2021 & Amended 7/8/2021