

Freedom Hill Cooperative Inc.  
Board of Directors Meeting  
May 14, 2015 Maintenance Shed 6:30 P.M.

## INTRODUCTION

Board Members Present: John French, Shirley Baker-Stewart, Randy Pratt, Donna Rollins, Ron Scovil, Angella Sears and Kay Wallace. Absent: Peter Bartlett and Elizabeth Peacan.

Guests Attending from ROC NH: Marcia Sprague, Rob Bowers and Michelle Suprey  
From ROC USA Network: Kathy Hague  
From Roc North West Olympia Washington: Sam Greene and Matt Fast  
From Community Loan Fund: Adm. Coordinator Trina Robichault

Approximately 28 member households were in attendance. Only 17 signed in.

The board sends a thank you to those guests who chose to observe our board of directors meeting and for supplying all those in attendance with a wonderful dinner and gifts.

## SECRETARY'S REPORT (By Asst. Secretary Shirley Baker-Stewart)

Minutes: Shirley Baker- Stewart made a motion to accept the minutes of the April 9<sup>th</sup> board of directors meeting minutes, seconded by Kay Wallace. Minutes accepted with 7 yes votes.

Correspondence: Sent by secretary: 3 rule violations and 2 update occupancy letters were sent.

Letters sent by vice president: 2 rule violations, 1 acceptance and 1 miscellaneous .

Update of volunteer program: Only one volunteer survey was received. We now have 4 volunteers as street captains for delivery of important materials to residents. We are in need of 5 to 7 to make the program work.

The e mail votes taken outside of the meeting procedure was presented by Shirley. Written records will be kept, reported at the next board meeting and kept on file with the minutes for review.

Web Site Update: Elizabeth has been working on updating the web site. Shirley explained the details of the update thus far and future update planning.

## TREASURER'S REPORT ( Angella Sears)

The February, 2015 financials were tabled last month pending review by the finance committee. The committee found them to be in order. Ron Scovil made a motion to accept the February, 2015 financials as received. Donna Rollins seconded. Financials accepted with 7 yes votes.

March, 2015 financials were also reviewed and found to be in order. There is one item listed under services for \$150 which Angella will be clarifying with Hodges however the committee did not feel that the report should be tabled because of that. Kay Wallace made a motion to accept the March, 2015 financials. Ron Scovil seconded. Financial accepted with 7 votes.

## MAINTENANCE REPORT (John French)

An application for a 12 x 12 cement block patio has been received for #319 Redwood Rd.

Also received was an application for a walkway and an extended driveway at 92 Pine Ridge Rd. The walkway is ok but the extended driveway requires a culvert extension as well. Owner is aware he would have to pay for the culvert. Donna Rollins stated that there is no problem with a walkway but we need to table the request until we can look at the intended extension.

Young's Paving has completed the road repairs.

Maintenance has received several requests for trees to be removed. We will be obtaining estimates.

There is a question of if Eversource has disconnected the wires at the mail house. John will double check.

There is water on the empty lot. We do not know if it a natural water issue or a system leak. We are waiting for Gilford Well to assess. We do know that it is not a sewer issue.

A home at 88 Pine Ridge Road is shifting. There appears to be a water flow issue on that lot. John suggests that we have a hydrologist come in and look at the problem.

Kay Wallace made a motion to hire a hydrologist to come in to assess the issue at that home. Randy Pratt seconded. Motion passed with 7 yes votes.

Kay Wallace also noted that we are waiting for an estimate from Labonte Enterprises to do the drainage work at 5 Chestnut Circle.

#### VICE PRESIDENT'S REPORT (Kay Wallace)

An application for 70 Chestnut Circle has been processed and approved. The closing is scheduled in about 2 weeks.

The copier which was in storage for 3 years has been serviced. It is in up to date condition and ready to be used. The cost was only \$90.

A proposed e mail policy was sent to each board member for their review. It is extremely time consuming to get through all the emails that are sent on an everyday basis. We are opting to hold an interim board meeting for discussion and planning to take place between the last and the next regular board meetings. Randy requested that we table this discussion until we can talk about it more.

#### PRESIDENT'S REPORT (Donna Rollins)

Mail House: The mail house has been condemned by the Town of Loudon. We have an estimate for demolition and replacement. We are awaiting approval by the insurance company. The new mail house will be the same footprint but with a metal roof for the snow to slide off onto the sides. We will also have metal posts 35" apart for the front and sides and the posts will be 45" away from the house to allow for cleaning up of snow.

All the mail that was in the mail house has been removed. There are on-going issues with only being able to pick up the mail once a week. Prescription meds, legal documents etc. present a problem. One resident has called our state representative. It was suggested that we call the Post Master General.

Lamp Posts: David Medeiros will be beginning work on the lamp posts. Please drop a note in the rent box if you have a light that is not working.

A question was asked if saplings could be cut down by the home owner. Donna responded as long as no wider than the size of your wrist. Another question asked was if the homeowner could cut down nuisance trees that drop acorns on the home. Unfortunately that is not allowed.

Trash: We have implemented our original 5 bag per household for pick up. The disposal company will take an occasional extra amount. There was a complaint that some rubbish was skipped over and the amount was under the 5 bags. We will need to continue to address these issues. Resident Rick Webb suggested recycling is the answer. We will look into recycling when we can.

Computer for the office: Donna stated the need to install internet service and purchase a computer for the office. She asked the board for a vote to look into it. Ron Scovil made a motion to look into the purchase of a computer for the office, John French seconded. Motion passed with 7 yes votes.

#### RULES REVIEW COMMITTEE (Doreen Scovil)

The committee met on April 20<sup>th</sup> and an inspection was done on April 30<sup>th</sup>. There were 47 rule violations noted. Letters will be held while the mail issues are going on. However some of the repeated violations or violations which need to be addressed swiftly will be sent letters. Another inspection for the purpose of home maintenance only will be done approximately mid June. We are aware of programs for grants or for low interest loans which can be obtained by the homeowners. This information will be available at the new mail house or at a board meeting. There are 504 grants and loans and Welcome Home loans through the Community Loan Fund. We will contact our webmaster for posting it to the web sites.

Doreen will contact the Fire Department to get more information or to invite someone from the Fire Dept. to discuss the requirements. The rules state that only "Gas and charcoal grills are permitted." Also "Fire rings and chiminias are permitted with a town permit and approval by the Board of Directors." No other outside burning is allowed.

#### OPEN FORUM (Members)

Lorraine Butler asked about putting in a pad on the new lot. Donna replied that the new home owner would have to put in the pad.

A question arose about dogs at large. The rules state that "All dogs will be restricted to their lot either by a leash, by a run, or confined by a fence approved by the Board of Directors. Owners must accompany and control all dogs when off their lots." We may also notify the police for help in resolving dog issues especially for aggressive dogs. A dog owner present who received a letter apologized for any events but noted that it does get out on occasion because of a faulty door. Another comment from a member

involves a dog who is visiting a home on Redwood Rd. A letter has been mailed regarding that dog as well.

A question was asked regarding what home maintenance issues the committee would be looking for in the upcoming inspection. Kay Wallace replied that we are just looking for adherence to the rules. A general rule is: #1 under Buildings and Structures: "All homes need to be maintained in good condition, completely skirted, clean, neat and properly painted. If we see that stairs are not safe or in good repair that would be a violation. The committee is attempting to stop the deterioration of the condition of some homes in the community that has occurred over the last few years.

A question was asked if owners could wash their homes. Once a year if you let the board know so we can make sure there are no water issues, power washing of homes is allowed. Car washing is not allowed.

A resident questioned whether the access road at the beginning of Redwood Road is for public use. Drivers have been seen using the road at high rates of speed. The access road should only be used for emergencies and for maintenance needs. Don Scovil complained that we really need another exit road out of the community. The board will look into the possibility once again. We need the town to permit an exit road and they have not cooperated in the past because of zoning or other restrictions.

The meeting was recessed for refreshments.

At 8:25 P.M. after a recess Kay Wallace made a motion to go into executive session. Donna Rollins seconded. 7 votes were in the affirmative.

EXECUTIVE SESSION: No minutes, no motions.

ADJOURNMENT: Ron Scovil made a motion to adjourn, seconded by Shirley Baker-Stewart. With 7 yes votes meeting adjourned at 8:45 P.M.

Respectfully submitted: Catherine Wallace, Vice President