

May 14, 2026

Placed into record June 11, 2026

Board of Directors Monthly Meeting

Call to Order at 6:30pm

Freedom Hill Cooperative (FHC) only authorized recording

The Code of Conduct will be in effect

Board Members in Attendance: Joe Keuenhoff, Cher Keuenhoff, Helen Bridges-Hamlin, Katrina Riel, Mat Mosses, Annette Kowalczyk, Anita Wise, James Stewart, (Marlene Martell, Excused absent)

Members in Attendance: Lucas Clough, Larry Tasker, Emma Shepard, Richard Audet, Ron Gibeault, Lisa Blanchard, Paul Bragg, Adam Bergeron, Doug Clemons, Remy Cloutier, Roger Rivet, Matt LeClerc, Angella Sears, Lynne Michaud, Donna Halle, Linda Stansfield, Deb & David Zargas, Kerry Schmidt, David Chasse, Kathy Mayer

Guest: Johanna Beachy, Jessica Goodwin from ROC-NH

The meeting was called to order by the President, Anita Wise. Welcome everyone, has everyone signed in? The FHC will be the only authorized recording, and the Code of conduct will be in effect. Will everyone please stand for the salute to the flag?

I would like to welcome all the members and two guests, Johanna Beachy and Jessica Goodwin from ROC-NH

Secretary Report: Helen Bridges-Hamlin: The April 9, 2026, minutes were reviewed May 7, 2026. At the beginning of this meeting, there was a correction needed, after reviewing the error was on the agenda not in the minutes. I am asking for the April 9, 2026, minutes to be accepted into record. Motion to accept the minutes as presented by Annette Kowalczyk second by Joe Keuenhoff. Is there any discussion, Anita asked for a vote, all in favor, yes, abstain, no. Motion passed.

Treasurer's Report: Katrina Riel: The March trending report is.

\$711,321.97	Cash Operating
\$151,859.03	Cash Reserve
\$ 40,746.15	Cash RE Taxes Escrow
\$ 24,855.78	Rent Accounts Receivable
\$ (4,652.54)	Accounts Payable
\$ 7,953.42	Tax Escrow Funding
\$ 4,454.47	Capital Reserve Funding
\$ 74,235.00	Total Income
\$ (50,051.75)	Total Expenses
\$ 24,775.94	Operating Net Income

Motion to accept the March trending report as presented by Helen Bridges-Hamlin, second by Joe Keuehoff, Anita Wise asked for any discussion. Vote to accept, all in favor, aye. Oppose, abstain, none. Motion passed.

Maintenance Report: Joseph Keuenhoff

1. Mat has been working on the boundary line cutting off brush with a volunteer crew. Thank all of you for assisting with this difficult task.
2. Flags need to be replaced at the park entrance. They are usually donated, so it looks like we will have to purchase them this time.
3. United Tree Service did a walk around with us on Redwood Road and we have several trees that should be cut or crowned. I have the quote to discuss with the Board. Next, we will be on Pine Ridge Road.
4. Speed bumps are in process of being installed.
5. We purchased the material to repair one driveway that we had to cut the pavement to get to the curb valve.
6. We are investigating how to repair the washing out on Pine Ridge Road in front of the communication panels.
7. Handicap bar has been installed in the restroom.
8. We have moved from moderate drought to abnormally dry condition. The water flag will be removed from the mail house soon, but we should remember to still use water conservatively, as conditions can change rapidly.
9. One driveway extension permit, one building permit for a fence, and several fire permits have been approved.
10. Helen and Jimmy went out and did Inventory of the signage in the park.
11. Made new bulletin boards for the mail house.

New Reports: CIP (Capital Improvement Plan) – Cher Keuenhoff. We met with Michelle and part of our project is in her hands now as she is recalculating some of the spreadsheets that we need that did not carry over on the computer when it was done.

Vice President, Annette Kowalczyk: Nothing to report currently, been working on spreadsheet with CIP.

President, Anita Wise (Old and New Business)

Old Business.

1. Speed bumps and signs. I have received concerns that the speed bumps are too big. Joe went to the town, he investigated the fire department, the ambulance and it is within the guidelines of the state and of its compliance. Last year the members voted for more bumps.
 - 1.1 A member of the park volunteered his time to stencil the speed limit on the roads
 - 1.2 We are looking at putting up signs on one side of the road only no parking. It is a tight squeeze for a truck, tankers and fire trucks are not like they were years ago, they are big.
2. Trash is still an issue. Bags are being put out, they belong in a trash barrel. This is a bad time of the year, animals get into it, it attracts rats This is in the rules about trash.

3. Committee involvement: I sent out a blast to every household we have meetings for the Finance, Rules, CIP, and Social. We got three new volunteers. The intent of the subcommittees is to have more member input. The BOD has done all this all these years and we cannot do it anymore and do the rest of the job. There is a big disconnect between the BOD and the members and we are trying to close that gap, and the subcommittee is really where it needs to be.
 - 3.1 We got three new members on the Rules Committee, and one on CIP.
4. I received the results from the survey (Dashboard) that Johanna from ROC-NH did last month. Overall, our monthly financial reporting and loan compliance are doing good. Board governance and meeting is a strength; we have no vacant homes or lots. Community appearance and maintenance are good. Community rules enforcement is our strength. Areas of improvement, it's a 20-year CIP follow-up reviewed annually and approved by members. Board succession planning is we all must start looking for someone to take our place.
 - 4.1 Comment from Helen the FHC BOD secretary: As none of you do not know what we are talking about on the "Dashboard" issue. This sheet here explains it, it gives you red, yellow, and green. I will post it down to the mail house and it will be part of these minutes.
5. The Rules Spring inspection will be Saturday, May 23, 2026.
 - 5.1 Helen commented on the rules committee, that there will be a Rules Committee meeting on May 18, 2026, before the Rules Spring inspection on the 23rd.

New Business

1. The office PCs were sent to Best Buy for preventive maintenance. There were no viruses or spam on them. We were scanning from our Sharp copier to the PC' to outlook and the scanning was not being received, appears to be an outlook issue.
2. We received notice on May 5th that 275 Redwood is in probate. Hodges also needs to know if a house goes into probate.

Business Conducted Outside of Meeting

1. Vote: Interviewed membership application(s) for 5 and 28 Willow Terrace. Accepted
2. Vote: Reviewed letters of intent to serve on committee(s). Accepted

Anita before going into open forum, Joe would like to review the tree issue and the quote received from United Tree.

Joe explained that the majority of the trees will be coming from Redwood, because we did some tree cutting on Pine Ridge and Chestnut Circle last year. The rest of the park will be a walk through. We have walked Redwood and the quote is \$17,500. Trees were budgeted for \$58,000 and voted on by membership at the annual meeting in 2025. There was no money spent on trees for October, November, and December 2025. The budget for \$58,000 goes through to Sept 2026. With the tree removal of all the locations we are also looking for widow makers, broken branches, branches up against a home. The rest of the park will be walked around. Right now, we are talking about Redwood Road.

Motion made by Annette Kowalczyk that we accept United Tree Services estimate for the tree removal of all the locations on the Redwood that has been listed to either remove or crown to the

amount of \$17,500 and that comes off the tree budget. Motion second by Anita Wise. Any discussion? It's a board vote, all in favor, aye. Any oppose; any abstain? The motion is passed.

Before going into open forum, Joe noted it was great to have a large turnout because in the last few months there were only four or five. We all know why everyone here is to discuss speed bumps. Helen also noted to be please considerate with the individual talking and let them get their concerns heard. Anita will now open forum.

Open Forum:

1. Ron Gilbeault on Elm Place: I am here for what everyone here already realizes. Joe, you hit it right on the spot, speed bumps. We appreciate your due diligence on these monsters that you put out there and we know the purpose. We all agree that speed bumps slow people down. The issue is older cars and emergency vehicles. Why do they have them where there are no houses? Joe response is there are kids out there with their bicycle's scooters, skateboards, and walking. The speed bump was put at the mail house starting up Pine Ridges to start people to slow down because they come flying off RT106 and the speed limit starts at the mail house at 15 miles an hour.
2. Angela Sears, 301 Redwood Rd. Addressing the issue of a gap between the bumps where a tire went between the bumps, it was her daughter's car, where a piece came off.
3. There were numerous concerns, exceptionally large discussion all around the 3" speed bumps.
4. Larry Tasker 121 Pine Ridge made a motion on the 3-inch speed bumps be removed. Anita notes he could not make a motion this is a board meeting, He then asked can there be show of hands. Anita asked for a show of hands from the membership if they believe the 3-inch speed bumps be removed. The show of hands was unanimous to be removed.
5. Emma Shepard question on the tree issue if members could get their own people to with the tree issue to cut down, it might also take some pressure off the budget. Joe noted if you have a tree that needs to come down, I will go and look at it. Whoever comes to take it down (if it is agreed on) will have to show a certificate of insurance. This will have to be discussed by the board. The problem is when individuals use so the park has liability. There needs to be a proper transfer of liability to the individual. Just because they are insured doesn't mean that they are protecting the park. If you do not have the contract written correctly and there is a claim, everyone is going to be sued.
5.1 Adam Bergeron 125 Redwood, how is that different than someone getting their driveway paved? This is an issue that the board needs to review as in the previous question.
6. Other questions on rain barrels, are they allowed BOD response yes, any questions to see how it's done, see Adam Bergeron he has an awesome system. Adam responded, "come over and see.
7. Remy Cloutier, 214 Redwood. When you guys(the park) are looking at paving or cutting trees do you go with preferable companies? Because I do not know much about cutting trees but \$17, 000 is a lot. Joe's response we have been dealing with United Tree for several years since I have been here and before that the company they had was extremely high. We do go out to get quotes on various projects; with United Tree he has been fair.
Comment from Adam. One thing I have heard from experience with contractors,

especially tree companies, if you get two or three big oaks, the company is going to charge three to four grand a tree just for the big oaks. I have been on the board when doing tree projects with United, he is fair with his price. Typically, it's good business if you have a good vendor that you are happy with and the price continues to be good. Stay with them, don't lose them.

8. Linda Stansfield, 291 Redwood asked if the tree between 289 and 291 was looked at. Joe is going to be looking into this.
9. Question was brought up about receiving a text message (blast) from the president's phone. Many have not received any. Anita said she will look into this and check the census on file to make sure we have the correct number.
10. More issues on the speed bumps, concerning previous minutes, annual meeting, and budget. The question was asked if it was in our budget and that the members vote on it. The board replied that it was in the annual budget and the members voted to approve purchasing more speed bumps.
11. Linda Stansfield, 291 Redwood. We have only one way in and out in the park, has anyone look into having another way in and out? Anita responded with there is another way by the fire road. The road is behind the maintenance; however, this gets you back to Pine Ridge. The board has discussed this, and it would have to be part of CIP, it's going to be expensive.
 - 11.1 Response from Annette: There was another started out of here, way back, in case you do not realize it we sit on lots of rocks, I believe that is why the road stopped or when they were originally going to put in a 2nd entrance out onto RT#106, it got halted because of the ledge out there. This was kicked around in the CIP, but basically, what would end up happening is we have to do some sort of an easement, or we have got to do something with one of our abutting neighbors in order to be able to get a 2nd exit out onto another road, and you know that takes a lot of time, it takes a lot of knowledge, and we're volunteers.
 - 11.2 Response from Annette: We have been working now for two years on the CIP (Capital Improvement Plan). It is going to hit this September at the annual meeting and members need to understand that, you know, the community has not had a ton of work other than investing in the wells. When you see what has to go into it, it's like a town budget, we must handle this like a town budget for our 148 homes. You are going to be hopefully amazed, but you are going to be shocked when you start seeing how much it costs to upkeep and to maintain and to keep improvements going for the next 20 years to keep our roads stable. We really need you to attend the September annual meeting because there will be a big discussion on the CIP so you will have a better understanding of it. Along with also introducing the Fiscal Year, FY-27 budget.

Anita, back to the Board to discuss the speed bumps as promised. The board discussion to remove the 3-inch speed bumps had a full discussion and members concerns and they are too aggressive. After discussion, Anita asked Joe if he wanted to make a motion and the action. Joe, I make a motion to remove the three-inch speed bumps and replace them with the two-inch speed bumps. If needed, double up on the inch and a half speed bumps for the rest around the rest of

the park. Motion second by Joe. Any more discussion? All in favor? Yes, any oppose? Any abstain/ Motion passed, Joe will remove the three inch.

Anita thanked everyone for coming and meeting and made a motion to adjourn and was second by Annette, meeting adjourned at 8:35pm.

Respectfully submitted

Helen Bridges-Hamlin
FHC BOD Secretary

Summary

1. Financial Report for March 2026
2. Boundary lines being completed with volunteer assistance
3. Speed bumps being installed, members concerned on the three-inch ones
4. Tree maintenance and a quote for trees on Redwood \$17,500
5. Inventory of park signage was conducted
6. CIP report is expected to be presented to members in September
7. Outreach to encourage more members to join committees
8. IT and Office Maintenance PC's underwent preventative maintenance
9. Two applications from Willow have been accepted for membership following interviews
10. Communication Notification systems in process

Attached: Finance, March 2026 Trending Report
ROC-NH Dashboard Report

Freedom Hill Cooperative

Trend Report 2025-2026

	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	August 2026	#####
From Balance Sheet												
Cash Operating (1000)	\$ 647,680.31	\$ 668,046.09	\$ 629,011.86	\$ 646,543.85	\$ 679,046.43	\$ 711,321.97						
Cash Reserve Total (1135)	\$ 145,594.22	\$ 146,844.22	\$ 148,101.61	\$ 149,351.61	\$ 150,601.61	\$ 151,859.03						
Cash - R.E. Taxes Escrow (1130)	\$ 44,249.06	\$ 53,497.48	\$ 16,052.90	\$ 23,544.31	\$ 32,792.73	\$ 40,746.15						
Rent "Accounts" Receivable (2120)	\$ 24,774.30	\$ 16,037.25	\$ 24,252.20	\$ 22,795.20	\$ 22,336.78	\$ 24,855.78						
Accounts Payable (2151)	\$ (3,900.65)	\$ (1,736.00)	\$ (5,870.00)	\$ (3,275.28)	\$ (2,143.79)	\$ (4,652.54)						
Tax Escrow Funding-debit to account (1130)	\$ 9,248.42	\$ 9,248.42	\$ 9,248.42	\$ 9,248.42	\$ 9,248.42	\$ 7,953.42						
Capital Reserve Funding-debit to account (1135)	\$ 4,909.15	\$ 4,905.16	\$ 4,454.26	\$ 4,909.35	\$ 4,447.48	\$ 4,454.47						
Capital Reserve Withdrawal-credit to the account	\$ -											
Total Income	\$ 74,728.32	\$ 75,877.54	\$ 74,297.78	\$ 74,581.33	\$ 74,595.91	\$ 74,235.00						
Total Expenses	\$ (42,163.31)	\$ (47,664.51)	\$ (53,140.09)	\$ (56,216.22)	\$ (46,300.49)	\$ (50,051.75)						
Operating Net Income (surplus or deficit?)	\$ 32,565.01	\$ 28,213.03	\$ 21,157.69	\$ 18,365.11	\$ 28,295.42	\$ 24,775.94						
Explain Operating Deficit												
Explain why escrow not transferred												
Explain Capital improvement - expenditures												
Occupied Homes:	148	148	148	148	148	148	148					
Vacant Homes:	0	0	0	0	0	0	0					
Vacant Lots:	0	0	0	0	0	0	0					
# of homes for sale - Estimate	0	0	0	0	0	0	0	0	0	0	0	0
Pending Applications:	0	0	0	0	0	0	3	2				

ROC Dashboard Date: 4/9/2026		Name of ROC: Freedom Hill			
1. Overall Fiscal Health		Actual - Green? Red? Yellow? (type in answer)	Green	Yellow	Red
A. YTD operating expenses are within budget.		Green	less than 10% over budget	10-15% over budget	more than 15% over budget
B. Households are current in lot rent.		Green	more than 95%	90-95%	less than 90%
C. Households are in payment agreement.		Green	less than 10%	10-15%	more than 15%
D. Members pay monthly toward membership fee (if owed).		Green	more than 90%	85-90 %	less than 85%
E. Operating cash on hand		Green	1.5 mo. Expenses	1 mo. Expenses	less than 1 mo. expenses
F. Amount in reserves meets loan doc requirements and/or meets CIP.		Green	Yes	RR meet loan agreement, but not full need/ want of CIP	No
G. Annual debt-service coverage ratio is being met.		Green	Yes; at least year end and on track 2 of last 3 Qtrs.	Yes, at last year end, but not on track 2 of last 3 Qtrs.	Not on track to meet current FY DSCR and actuals show revenue low and/or expenses high as compared to budget.
2. Financial Reporting/Compliance		Actual	Green	Yellow	Red
A. Treasurer presents Treasurer's Report / Executive Summary monthly.		Green	12 consecutive months	9 of the last 12 months	less than 9 of the last 12 months of the year
B. Board reviews cash balances monthly.		Green	12 consecutive months	9 of the last 12 months	less than 9 of the last 12 months of the year
C. Board reviews report of accounts receivable monthly.		Green	12 consecutive months	9 of the last 12 months	less than 9 of the last 12 months of the year
D. Board reviews Capital Improvement spending monthly.		Green	12 consecutive months	9 of the last 12 months	less than 9 of the last 12 months of the year
E. Board reviews Accounts Payable monthly.		Green	12 consecutive months	9 of the last 12 months	less than 9 of the last 12 months of the year
F. Budget Variance Reports presented monthly.		Green	12 consecutive months	9 of the last 12 months	less than 9 of the last 12 months of the year
G. Yearly audited financials submitted to lender and ROC-NH.		Green	Yes	Yes, late	No
H. Yearly tax returns submitted to Lender and ROC-NH.		Green	Yes	Yes, late	No
I. The ROC is in good standing w/ the Secretary of State.		Green	Yes	Yes, late	No
J. The ROC has all insurance required by loan agreement requirements.		Green	Yes	ROC has insurance but is not in full compliance w/ Loan Agreement	Insurance has lapsed and/or out of compliance with several Loan Agreement requirements
3. Governance and BOD/Membership Health		Actual	Green	Yellow	Red
A. BOD and Members are following bylaws.		Green	Yes	Sometimes	Not often
B. Rules are enforced fairly and consistently.		Green	Always	Sometimes	Seldom
C. Minutes are taken, submitted and attested monthly.		Green	12 consecutive months	9 of the last 12 months	less than 9 of the last 12 months of the year
D. Minutes are taken at Annual Meeting, provided to the members, approved and attested annually.		Green	Always	Once in the last two years	Not in the previous 2 years
E. All BOD Members attend and participate at meetings/ quorum is met.		Green	100% attendance in last 10 months	Quorum is met, but less than 100% attendance	Quorum is not met at least more than once in the last 8 months
F. A quorum of the membership is achieved at Annual Meeting and Special Membership Meetings.		Green	Always	Not achieved 1 of the last two meetings	Not achieved in the previous 2 meetings
G. BOD Members have attended ROC Essentials.		Green	3 of 5 members/ 5 of 7 members / 6 of 9 members	2 of 5 members, 4 of 7 members / 5 of 9 members	2 of 5 members / 3 of 7 members / 4 of 9 members
H. 25% of Members attend any kind of training every 2 years (CCC).		Red	2 or more training sessions	1 training session	No training sessions
I. Agenda/ meeting notices are posted in accordance with the bylaws.		Green	Always	Sometimes	Not often

J. Board has succession plan for all board positions and follows it.	Yellow	Have plan and it is followed	Have a plan, don't follow it	No plan
K. Board and/or members have been in touch with other ROCs to give or get help (Facebook, ROC USA).	Green	Yes	Seldom	Never
L. ROC's Financial/Property Manager is meeting the obligations of the contract.	Yellow	Yes	Somewhat	No
4. Long-Term Stability	Actual	Green	Yellow	Red
A. 20-year CIP is followed/reviewed annually / approved by members, submitted to lender and being carried out.	Red	Yes, annually reviewed, revised as needed and approved by members/lender	Followed but not reviewed and/or revised annually	Not followed, not reviewed
B. Marketing Plan is in place and utilized (flyer, sign, website).	Green	All in place/used	2 of three in place/used	Fewer than two in place/used
C. Our community is known as a _____ place to live.	Green	Great, affordable, safe	OK, not expensive, safe	Not OK, not affordable, or not safe
D. The community is maintained in a neat, clean and appealing way.	Green	Yes	Mostly	No
E. Vacant lots/ abandoned homes	Green	Less than 3% and a plan in place to get to 100% occupancy	Less than 7% and current plan to increase occupancy is not being executed	Greater than 7% and either no plan in place to increase occupancy or current plan is not working
F. If 4E is >3%, training has occurred within 1 year and in-fill committee active.	Green	Yes or N/A	Inactive	No
G. Replacement reserves are being made in accordance with the loan agreement.	Green	Always	10 of the last 12 months	less than 10 months of the last 12 months
5. Member Involvement	Actual	Green	Yellow	Red
A. Finance Committee meets according to policy.	Green	12 consecutive months	9 of the last 12 months	less than 9 of the last 12 months
B. Operations Committee meets according to policy.	Green	12 consecutive months	9 of the last 12 months	less than 9 of the last 12 months
C. Member email list maintained.	Green	Yes	Sometimes	No
D. Membership Committee is trained and ready to process an application.	Green	Yes	Mostly	No
E. Each Committee has at least 3 members.	Green	Yes		No
F. The majority of Committee members are non-board members.	Red	Yes		No
G. At least 2 Committee members have attended training within the last 3 years (for each Team).	Green	Yes		No
6. Technology	Actual	Green	Yellow	Red
A. Board members have access to the internet.	Green	76-100% of board members	51-75% of board members	Less than 50% of board members
B. All Board and committee members have an email address.	Green	Yes		No
C. The ROC owns a computer/ All-in one Printer/ Scan/ Fax, hotspot.	Green	Yes to all	Yes, computer, Printer / Fax Scanner	No to all
D. ROC's documents are stored in the cloud (minutes, bylaws, agenda, financials, policies, etc).	Yellow	Yes, all documents	50-75% of documents	None
E. Access to and ability to use remote access software	Green	76-100% of board members	51-75% of board members	Less than 50% of board members
F. Access to and ability to use video conferencing applications.(Ringcentral)	Green	76-100% of board members	51-75% of board members	Less than 50% of board members
G. Board members use and promote ROCKE.T at myROCU.SA.org.	Red	51-100 % of members	26-50% of members	Less than 25% of members