

Freedom Hill Cooperative Inc.

Accepted June 13,2024

May 9, 2024

Board of Directors Monthly Minutes

Call to order 6:35pm

Salute to the flag

Janet reminded everyone the meeting was not being recorded, our internet is down and the code of conduct was in effect.

Board Members in Attendance: Janet Verville-Clough. Anita Wise, Joseph Keuenhoff, Richard Audet and Donna Odde

Membership in Attendance: James Stewart, Art Michaud, Cher Keuenhoff, Larry Tasker, Katrina Riel, Patty Goodwin, Annette Kowalczyk, Richard Goldschmidt, Doreen Scovil, Deb and David Zargas

Secretary's report: Report read by Anita Wise, prepared by Helen Bridges-Hamlin. Janet Verville-Clough made a motion to accept as read, Koe Keuenhoff seconded. All in favor. Minutes accepted as read.

Treasurer's report: Reported by Donna Odde

Finance Committee met 5/7/24

Financial Statement for period ending 3/31/24 reviewed

Results: Monthly – ahead of budget by \$533.50

YTD – ahead of budget by \$11,600.39

*Rent Collection \$9650.00

* Interest earned \$1040.90

Expenses:

Monthly under budget by \$18634

YTD under budget by \$30,882.00

All invoices received through today have been paid.

Aquamen, Home Depot still needs a few receipts but paid, Davis Fuel paid to date. Hodges is looking for an outstanding invoice. Discussion on outstanding invoices was discussed, resolution was set in place. Access to Davis Fuel by Hodges to see bills, they do not send bills till overdue. Home Depot- receipts are put on the board at the shed to be scanned and sent to the Hodges.

The Finance Committee also discussed CIP process. We will invite Johanna to a meeting to review

ROC-NH process and available resources – Current draft plan has projections though 2027.

Maintenance Report: Joseph Keuenhoff

- Tree work in progress
- Winter damage in process
- Grading areas of plow damage
- Signs repair and relocation in process. Will need to order a few parts
- Trucks are registered and inspected {Chevy check engine light and 2 tires – fuel injector}
- It's recommended to get the under carriage sprayed with oil. Cost \$300.00 per truck bed. Should have tuff coat to protect it from salt from sander {Banks- extreme bed liner \$650.00 to \$1200.00 – need to bring truck for detail estimate}
- Replacement of post at mail house.
- Oil changes on trucks to do
- 159 Pine Ridge change valve – not legal anymore
- Meeting with gas company for lower pricing

New Reports:

Vice President; Adam Bergeron

Cutting trees on Sundays for 2 – 3 hours as weather cooperates

President Janet Verville -Clough

New and Old Business

New Business:

4 Elm Place is on the market for \$190,000.00

Old Business recap

1 Maple Terrace has been sold

President to clarify permit approvals. Janet would like to clarify the statement that was made at the March monthly meeting and that was record into the minutes.

For example, we were asked about power washing. She stated that needs board approval before to power washing.

- Power washing of our homes and decks need prior approval by the Maintenance Director, as he monitors the water. If Joe is not available for any reason you can reach out the president as she is involved in monitoring the water. This is reported back to the board.
- Building/Extended driveway/Storage arear permits are approved by the Maintenance Director and the President. They are not approved without looking at the septic and leach field plans We also consider the waters lines. This is reported back to the board.

- Fire permit is approved by the President (Janet Verville-Clough)

The Loudon fire department and Janet work together to insure everyone in the Co-Op is following the correct steps to obtain a fire permit within the Co-Op and town rules. When she receives the permit, she will approve the permit and contact the Loudon fire department via email.

- Donna O Made a motion to look at the developing a clear statement of delegated responsibilities for approval for power washing homes, permits issued for a variety of reasons.
- A conversation was opened to the members and the board. Several comments and suggestions were discussed. Members voiced concerns.
- Janet decided to take a poll from membership; they are the ones we are representing. They should have a voice in this decision. Each member was called upon for their comment, they unanimously agreed that our Board of Directors are doing a great job and that the process should stay as is. Our Maintenance Director does a great job, why tie his hands and make the process more time consuming for members. They felt it worked just fine the way it is set up.
Donna withdrew her motion.

New Business:

The Board just received a letter from Cher Keuenhoff volunteering to fill the Assistant Treasure's open position. It was questioned by Donna if we can act on this at this meeting. Our ROC-NH rep was present at the meeting and said yes. The Board discussed Cher's letter; a motion was made by Janet to appoint Cher to the Assistant Treasure's position. Adam second: 4 yes – 1 abstained – 1 recused. Cher was accepted as the Assistant Treasure effective immediately.

Business Conducted outside of meetings:

- Board voted out side a meeting to approve Jason Kelley into membership, he purchased 1 Maple Terrace.
- Board voted outside of a meeting to purchase 4 cement pillars for the front of mail house to replace green poles.

Open Forum:

- The electric letters we all received were discussed with the town of Loudon voting in the cooperative rates for everyone in town.
- Richard discussed 2 trees taken down were hollow. Thank you, Adam,
- Art asked about no mow May and the inspection by the rules committee. The rules committee will no be going out until June 10th, 2024
- Patty asked who is responsible for the edge of the culverts upkeep. The Culverts upkeep is the responsibility of the home owner to keep free of leaves and growth.
- The flags were questioned – Janet will be purchasing the new POW flag for the flag pole at the end of Pine Ridge.
- Donna questioned the purchase of the speaker system for \$200.00
- It was purchased for monthly meetings and the Annual meeting, so everyone can hear the conversations.

- No other business Janet made a motion to adjourn at 8:01, Adam second. All agreed meeting adjourned.
-

Respectfully submitted: Anita Wise Assistant Secretary